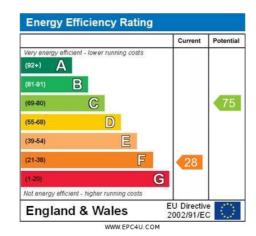
1 Cleveland Avenue, Darlington



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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L019 Ravensworth 01670 713330





1 CLEVELAND AVENUE DARLINGTON



A fine detached period property of style and character offering substantial three-storey family accommodation with five bedrooms, three reception rooms, cellars and annex coach house. Set in well-stocked gardens conveniently located within walking distance of the town centre and certainly warranting viewing.

HALL – LIVING ROOM – DINING ROOM – KITCHEN – UTILITY – WC/CLOAKS – 5 BEDROOMS – DRESSING ROOM – 2 BATHROOM/WC's – SITTING ROOM/KITCHEN –CELLAR

THE COACH HOUSE – SITTING ROOM/OFFICE – KITCHEN – SHOWER ROOM/WC

GARDENS & COURTYARD

FREEHOLD

GAS CENTRAL HEATING

Price: £565,000

1 Cleveland Avenue, Darlington, Co Durham, DL3 7HE

The accommodation extends to.....

HALL:

An open hallway having staircase to the first floor, stripped wood flooring and covered radiators.

LIVING ROOM:

(18'11" x 17'1") Enjoying good natural light with large bay window to the front, ornate fireplace with inset coal effect gas fire, alcove cupboard with shelving and covered radiator.



DINING ROOM:

(16'2'' x 15') Providing a formal dining area with side bay window, carved fireplace surround and tiled inset, alcove cupboard with shelving, radiators and opening to...



KITCHEN:

(17'2" x 18'2") A substantial kitchen with **breakfast area**, fitted with range of units, worksurfaces, sink unit, tiled surrounds, built-in oved, hob and microwave.

UTILITY:

(6'2" x 19'1") A useful utility room with sink unit, plumbing points, power points, central heating boiler and personal door to the rear.





WC/CLOAKS:

Having corner wash-hand basin vanity unit, WC and radiator.

CELLAR:

Two good sized useful store rooms.

LANDING:

An open through landing area with range of built-in cupboards and ornate glazed window to the rear.

BEDROOM 1:

(18'1" x 14'4") Overlooking the gardens with large bay window, built-in wardrobes, cast-iron fireplace with tiled inset and radiator.

DRESSING ROOM:

(11'5" x 7'9") A useful dressing area or additional bedroom as required with window to the front and radiator.

BEDROOM 2:

(16'2'' x 15') To the side of the property again with cast-iron fireplace, built-in wardrobes and radiator.





BEDROOM 3:

(16'6" x 13'5") A further good-sized bedroom with cast-iron fireplace, radiator and windows to the side.

BATHROOM/WC:

Having panelled bath, walk-in shower, wash-hand basin in vanity unit, WC, airing cupboard, radiator and built-in cupboards.



UPPER LANDING:

With recessed store cupboard.

SITTING ROOM/KITCHEN:

(16' x 13'2'') Having range of units with worksurfaces and sink unit, breakfast area and convector heater.

BEDROOM 4:

(16' x 14'5") To the front of the property and with radiator.

BEDROOM 5:

(16'8" x 14'1") A further bedroom to the rear again with radiator.

BATHROOM/WC:

Having panelled bath, wash-hand basin, WC and tiled surrounds.

THE COACH HOUSE:

Detached self-contained annex accommodation of:

SITTING ROOM/OFFICE:

With understairs cupboard and opening to.... **KITCHEN:**

tiled surrounds, built-in oven and hob.

Having range of units with worksurfaces, sink unit,

SHOWER ROOM/WC:

Fitted with corner shower cubicle, tiled surrounds, wash-hand basin and WC.

GARDENS:

South facing lawned gardens stretch to the front of the property with neat block-paved **terraces**, well-stocked raised borders, mature shrubs and conifers and **Summerhouse**.



REAR COURTYARD:

A traditional enclosed block-paved courtyard with double gates to the side.

COUNCIL TAX BAND: F

TENURE: Freehold