

**** LOVELY VILLAGE LOCATION ** * EASY REACH OF DARLINGTON ** * PRIVATE REAR GARDEN **
** GARAGE ** * BEAUTIFULLY MAINTAINED ** * MODERN BATHROOM ****

Nestled in the picturesque Low Coniscliffe, this delightful village boasts charming river walks, offering tranquil strolls amid nature's beauty. The tight-knit community exudes warmth and friendliness, making it a welcoming place to call home. Conveniently, a bus route connects the village to nearby Darlington, located just 3 miles away, allowing easy access to additional amenities. For those seeking a cosy spot to unwind, a charming pub awaits within walking distance, inviting residents and visitors alike to enjoy its pleasant ambiance and perhaps a pint or two.

The outside, harmoniously blends with the natural brilliance that surrounds it. Your home stands proudly, like a guardian of happiness, radiating a sense of warmth and security.

Opening the door, you're greeted by a symphony of natural light dancing playfully upon every surface. The entrance hall whispers a gentle invitation, urging you to explore further.

Please Note: Council tax band D. Freehold basis. EPC Band E
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

Low Coniscliffe, Darlington, DL2 2NG

3 Bed - House - Semi-Detached

£325,000

EPC Rating: E

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Low Coniscliffe, Darlington, DL2 2NG



The heart of this home, the living and dining room, reveals itself in all its splendour. Bathed in the soft glow of sunlight, it exudes an inviting ambience, perfect for intimate gatherings or quiet evenings by the crackling fireplace. The carefully curated furnishings and tasteful décor invite conversation and connection, creating a space where memories are made.



Adjacent, the kitchen embraces the art of culinary expression, whilst not large it offers all you could need, adorned with sleek countertops, modern appliances, and plenty of storage space. Here, the aromas of home-cooked meals intertwine with the laughter of loved ones.

As you ascend the staircase, three delightful bedrooms await, each a sanctuary of comfort and respite. The main bedroom, a haven of serenity, with generous proportions and bathed in natural light.



The remaining bedrooms, adorned with gentle hues and plush carpets, embody the dreams of those who slumber within. They promise restful nights and boundless potential, whether as spaces for cherished little ones or as havens for creativity and inspiration.



The recently upgraded bathroom finished off the first floor, with full size bath adorned with luxurious finishes, offering moments of pampering and tranquillity.



Outside, a verdant haven awaits, where nature harmonizes with the laughter of children. A manicured garden, bursting with vibrant blooms, offers a canvas for nature's artistry. The lush lawn invites barefoot adventures and impromptu picnics under the shade of the trees. Here, the boundaries between indoors and outdoors blur, as the sounds of nature serenade the inhabitants, enveloping them in a cocoon of peace.

This beautiful three-bedroom semi-detached home, embraced by the tranquillity of a quiet village, has a melody all its own. It speaks to those yearning for a simpler, yet enriched lifestyle—a haven for downsizing couples seeking solace or growing families desiring a nurturing environment. Within its walls, cherished memories are born, nurtured, and woven into the tapestry of life, creating a home where love blossoms and dreams thrive.



KITCHEN
15'1x7'9 (4.60mx2.36m)

LOUNGE/DINING ROOM
19'x20'1 (5.79mx6.12m)

CONSERVATORY
6'4x7' (1.93mx2.13m)

FIRST FLOOR LANDING

BEDROOM
12'x11'10 max (3.66mx3.61m max)

BEDROOM
11'7x8' (3.53mx2.44m)

Low Coniscliffe, Darlington, DL2 2NG



BEDROOM
7'3x11'8 (2.21mx3.56m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

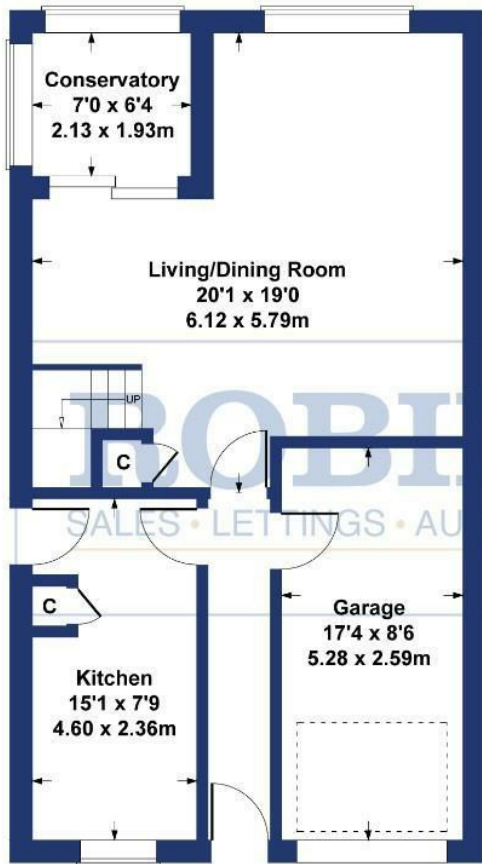
GARAGE
17'4x8'6 (5.28mx2.59m)



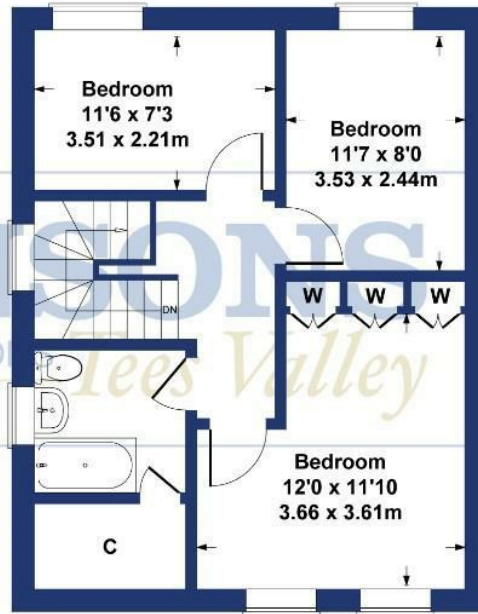
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Low Coniscliffe

Approximate Gross Internal Area
1147 sq ft - 107 sq m



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3

7RX

01325 484440

darlington@smith-and-friends.co.uk



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