



**** LARGE - SCALE FAMILY HOME *** LUXURIOUS PROPERTY ****
**** NEWLY FITTED KITCHEN AND BATHROOM ****
**** OVERLOOKING NORTH LODGE PARK *** SUN TERRACE/BALCONY TO REAR ****

We anticipate demand to be high for this truly impressive five bedroom three storey property located within walking distance of the town centre with views over North Lodge Park.

Sumptuous interior design throughout having recently been refurbished to an extremely high standard with little regard for cost. Contemporary kitchen and bathroom, some new flooring, replacement windows and an extensive program of redecoration has been carried out.

There is a fabulous sun terrace/balcony of the first floor rear bedroom which must be viewed to be appreciated which is a delightful place to relax and unwind during those warmer months. Another great feature is the en-suite shower room to the spacious master bedroom which can be found to the top floor.

Please Note: Council tax band B. Freehold basis.
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

North Lodge Terrace, Darlington, DL3 6LY

5 Bedroom - House - Townhouse

£219,950

EPC Rating:

Tenure: Freehold

Council Tax Band: B



North Lodge Terrace, Darlington, DL3 6LY

This home has an abundance of character with newly fitted kitchen and bathroom facilities while still returning many stunning period features.

In our opinion the home has been well priced in today's market and will appeal to a variety buyers with viewings highly recommend it at your earliest opportunity.

GROUND FLOOR

Entrance vestibule with Mosaic tiled flooring, part glazed door leading to a light and airy hallway giving a fabulous first impression. There is solid wood flooring and an open spindle balustrade leading to the first floor. Two excellent sized reception rooms perfect for entertaining, the lounge located to the front of the property, enjoying the views of the park, attractive fireplace with flame effect gas fire, wall lights, and a large bay window, flooding the room with natural light. Separate dining room also retaining those traditional features such as coving, picture rail and ceiling rose. To the rear of the ground floor is the beautifully appointed kitchen leading to a useful utility room and ground floor cloak/WC. The kitchen provides an excellent range of contrasting units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, range cooker with chrome chimney style cooker hood, inset lighting and a wall mounted Combi boiler.

FIRST FLOOR

Landing with useful storage cupboard and open spindle balustrade leading to the second floor. To this floor there are four well appointed and tastefully decorated bedrooms, three doubles and a single. The newly fitted bathroom and separate W/C both enjoys modern white suite. The front double bedroom enjoys a large bay window allowing ample natural light whilst the rear bedroom has the delightful Sun Terrace which is such a rare feature.

SECOND FLOOR

Stunning sizeable master bedroom once again capitalising on the views of the park. The excellent en-suite shower facilities have been thoughtfully installed comprises: shower cubicle, wash hand basin and W/C.

EXTERNALLY

Pleasant forecourt garden to the front and enclosed yard to rear including an up and over garage door along with access to a small cellar.

VESTIBULE

RECEPTION HALLWAY

LOUNGE

13'7" x 13'6" (4.15 x 4.13)

SEPERATE DINING ROOM

11'3" x 14'4" (3.45 x 4.38)

KITCHEN/BREAKFAST ROOM

10'2" x 18'4" (3.10 x 5.60)

UTILITY ROOM

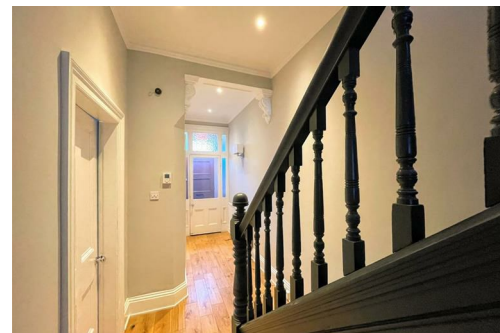
10'2" x 6'3" (3.12 x 1.93)

GROUND FLOOR CLOAK/W.C

FIRST FLOOR

BEDROOM TWO

11'7" x 14'3" (3.55 x 4.35)



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BEDROOM THREE

11'7" x 14'4" (3.55 x 4.37)

BEDROOM FOUR

10'3" x 8'4" (3.13 x 2.56)

SUN TERRACE/BALCONY

6'7" x 15'3" (2.02 x 4.66)

BEDROOM FIVE

6'0" x 10'0" (1.85 x 3.05)

FAMILY BATHROOM

SEPARATE W/C

SECOND FLOOR

MASTER BEDROOM

18'2" x 18'11" (5.54 x 5.77)

EN-SUITE SHOWER ROOM

REAR YARD

CELLAR

FRONT ELEVATION



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North Lodge Terrace

Approximate Gross Internal Area
1916 sq ft - 178 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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

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. We 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.

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