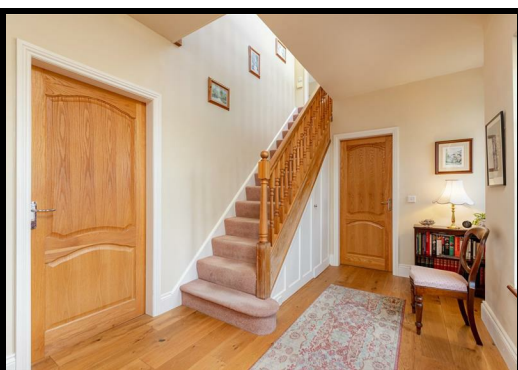




## **87 Cleveland Terrace, Darlington Offers In The Region Of £550,000**

Occupying a most pleasing position on Cleveland Terrace within the highly desirable West End of Darlington, a rare opportunity has arisen to purchase a highly individual, luxurious and unique home.

This stunning property is briefly comprised of an entrance hallway, cloakroom, a beautifully appointed open plan living / dining room, a kitchen/breakfast room and a principal bedroom with an En suite shower room which completes the downstairs living accommodation. To the upstairs of the property there are three further double bedrooms and a stunning family bathroom. Externally to the front of the property there is a driveway providing off road car parking, a single garage and a garden which has been designed for low maintenance. To the rear of the property there is a beautifully maintained and immaculately presented garden which is laid to lawn and complimented with a variety of mature plants and shrubs. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.





# 87 Cleveland Terrace, Darlington

## General Remarks

An outstanding opportunity has arisen to acquire a four bed roomed detached residence occupying a most pleasing position on Cleveland Terrace within the highly desirable west end of Darlington

Gas fired central heating

Double glazed windows throughout

Council Tax Band D

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Cleveland Terrace is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. The property is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

The property is entered through a wooden door with glazed windows to either side. The most welcoming entrance hallway is warmed by a central heating radiator is tastefully decorated in neutral tones and benefits from wood flooring.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a tiled floor and walls, a double glazed window with privacy glass and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living / Dining Room

12'10" x 26'8"

The beautifully presented open plan living / dining room is warmed by two central heating radiators and is tastefully decorated in neutral tones. Offering an abundance of natural light and benefiting from wood flooring, a log burning stove, a double glazed window and double glazed French doors which lead out to the rear garden.

## Kitchen

10'9" x 14'9"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a tiled floor, two windows to the front elevation of the property, a window to the side elevation of the property, a breakfast bar, plumbing for an automatic washing machine and a number of integrated appliances including a dishwasher and a Bosch electric oven with a gas hob and overhead extractor hood. A door leads out to the side elevation of the property.

## Bedroom One

16'7" x 13'9"

A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from double glazed French doors which lead out to the rear garden and an adjoining En Suite shower room.

## En Suite Shower Room

The shower room has a tiled floor and walls, a double glazed window with privacy glass and is fitted with a modern suite comprising of a walk in shower, a wash hand basin, a low level WC and a towel radiator.

## First Floor Landing

A staircase leads to the first floor landing. The landing is warmed by a central heating radiator and has a double glazed upvc window overlooking the front elevation of the property.

## Bedroom Two

18'11" x 14'0"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from two double glazed windows.

## Bedroom Three

10'9" x 10'2"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a Velux window and inset spotlights to the ceiling, currently used as an office.

## Bedroom Four

18'10" x 9'8"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from inset spotlights to the ceiling, a built in cupboard providing useful storage and double glazed windows to the front, rear and side elevations.

## Bathroom

The bathroom has a tiled floor and walls, a double glazed Velux window and is fitted with a modern suite comprising of a bath with over head electric shower and shower screen, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a driveway providing off road car parking, a single garage and a garden which has been designed for low maintenance. To the rear of the property there is a beautifully maintained and immaculately presented garden which is laid to lawn and complimented with a variety of mature plants and shrubs. A greenhouse and outbuildings compliment the private walled garden.

