



## Cleveland Avenue

Darlington DL3 7HE

Offers In The Region Of £625,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Cleveland Avenue

Darlington DL3 7HE



- Seven Bedrooms
- Front and Rear Gardens

- Three Bathrooms
- EPC Rating E

- Three Storey with Victorian Original Features
- Council Tax Band F

Perfectly positioned in the sought after West End area of Darlington, 1 Cleveland Avenue presents a splendid opportunity to acquire a magnificent Victorian detached house. This impressive property boasts an abundance of space, featuring seven generously sized bedrooms, making it ideal for larger families or those seeking extra room for guests or a home office.

As you enter you will be greeted by two elegant reception rooms, perfect for entertaining or enjoying quiet evenings with family. The original features throughout the house add a touch of character and charm, showcasing the craftsmanship of the Victorian era. High ceilings, ornate mouldings, and period fireplaces create a warm and inviting atmosphere that is both stylish and comfortable.

Set on a desirable corner plot, the property benefits from both front and rear gardens, providing ample outdoor space for relaxation, gardening, or children's play. The gardens are a delightful extension of the home, offering a tranquil retreat from the hustle and bustle of daily life.

With three well-appointed bathrooms, this residence ensures convenience and privacy for all occupants. The layout of the house is thoughtfully designed, allowing for a harmonious flow between rooms while maintaining distinct living areas. In addition there is a self contained apartment on the top floor and a self contained annexe to the rear, formerly Coach House.

1 Cleveland Avenue's prime location in Darlington offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is a rare find, combining historical elegance with modern living, and is sure to attract those with an appreciation for classic architecture and spacious living. Do not miss the chance to make this exceptional house your new home.

#### Front Entrance Vestibule

Leading into the hallway.

#### Entrance Hallway

With stripped flooring, two radiators and staircase to the first floor.

#### Cloakroom

With a low level w.c. and wash hand basin with radiator.

#### Lounge

190 x 171 (5.79m x 5.21m)

With a large bay window to the front and window to the side. Feature fireplace with tiled back and marble hearth with gas fire, radiator

#### Sitting/Dining Room

161 x 151 (4.90m x 4.60m)

With a bay window to the side, wooden fire surround with tiled back and marble hearth, radiators and access to the kitchen.

#### Kitchen/Breakfast Room

171 x 181 (5.21m x 5.51m)

With a range of walls, base and drawer units, contrasting work surfaces and a stainless steel sink unit and drainer, electric over, four ring gas hob and extractor, integrated dishwasher and integrated fridge, tiled flooring and radiator.

#### Utility Room

6'3 (1.91m)

With a range of wall, base and drawer units, stainless steel sink and drainer, plumbing for washing machine and door leading to rear courtyard.

#### First Floor Landing

With a feature stained glass window and radiator.

#### Bedroom One

190 x 14'5 (5.79m x 4.39m)

With a bay window to the front, marble fireplace with cast iron back, built in wardrobes and access to the en-suite, radiator.

#### En-Suite Shower Room

With a shower cubicle, low level w.c. and wash hand basin, radiator and extractor.

#### Dressing Room/Bedroom Seven

11'6 x 7'10 (3.51m x 2.39m)

With a window to the front and fitted with shelves and rails.

#### Guest Bedroom

161 x 151 (4.90m x 4.60m)

With a bay window, built in wardrobes and cast iron fire surround and radiator.

#### Bedroom Three

165 x 151 (5.00m x 4.60m)

With two windows to the side, feature fireplace and radiator.

#### Bathroom One

Comprising a panelled bath, separate walk in shower, wash hand basin and a low level w.c.

#### Second Floor Landing

Staircase and landing to self contained flat.

#### Bedroom Four

161 x 14'5 (4.90m x 4.39m)

With a window to the front and radiator.

#### Bedroom Five

161 x 13'1 (4.90m x 3.99m)

Currently used as a kitchen with a feature fireplace and window to the side.

#### Bedroom Six

16'9 x 14'1 (5.11m x 4.29m)

With a radiator and velux window.

#### Bathroom Two

With a panelled bath, low level w.c. and wash hand basin.

#### Externally

To the front of the property is a landscaped garden laid to lawn with mature plants. There is a patio area and a period summerhouse. To the rear there is an enclosed courtyard leading to a two storey detached former coach house which could be used as a studio or garage.

#### Council Tax

Band F

#### Tenure

This Property is Freehold

#### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

#### Property Information

Local Authority

Darlington

Council Tax

Band:

F

Annual Price:

£3,263

Conservation Area

West End

Flood Risk

No Risk

Floor Area

2,583 ft<sup>2</sup> / 240 m<sup>2</sup>

Plot size

0.11 acres

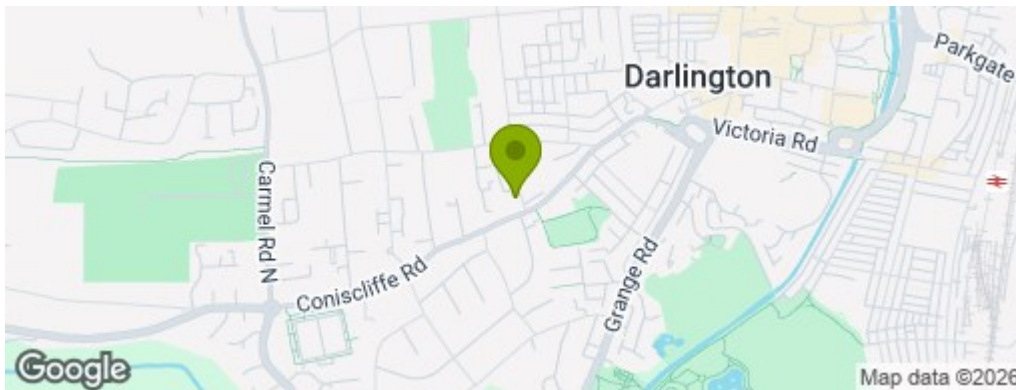
## 1 Cleveland Avenue, Darlington



### 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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## Property Information

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