

CARVERS

SALES & LETTINGS

Cleveland Avenue

Darlington, DL3 7HE

Price £395,000

House - Terraced

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A substantial and beautifully refurbished three-storey period townhouse, combining original character with stylish modern living, in the heart of Darlington's sought-after West End.

This impressive period townhouse offers a superb opportunity to acquire a spacious family home of considerable style and character. Having recently undergone refurbishment, the property successfully combines attractive original features with contemporary finishes, creating a home that is both elegant and practical for modern family life.

Ideally positioned in the heart of Darlington's West End, the property is within comfortable walking distance of the town centre and its range of shops, amenities and transport links.

The accommodation begins with an impressive entrance hallway, leading to a cloakroom/WC, a generous lounge featuring a fireplace and attractive bay window, and a separate dining room. A particular highlight is the fabulous 22ft kitchen/breakfast/family room, which has been refitted with an attractive range of wall and floor units, a central island and integrated appliances, providing an excellent space for everyday family life and entertaining.

To the first floor are two double bedrooms, a useful utility room and a beautiful, generously proportioned refitted bathroom, complete with a separate concealed shower.

The second floor provides two further double bedrooms, one of which benefits from an en-suite shower room, offering flexible accommodation for a growing family, guests or those requiring additional home-working space.

Externally, the property enjoys gardens to both the front and rear, providing welcome outdoor space to complement the generous interior with a £4,000 garden incentive available!

A characterful and generously proportioned home in a highly regarded West End location, offering a wonderful blend of period charm, modern refinement and versatile family accommodation. Early viewing is strongly recommended to appreciate the quality, space and character.









- Fabulous deceptive period Town House in the West End
- Impressive period features“
- Beautiful large kitchen/breakfast family room
- Two further double bedrooms and en-suite shower room on second floor
- Downstairs w.c.
- Substantial refurbished accommodation across three floors
- Lounge with fireplace and bay separate dining room
- Two double bedrooms and lovely bathroom with concealed shower
- Gardens front and rear with a £4,000 garden incentive available!
- Walking distance to Darlington Town Centre

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

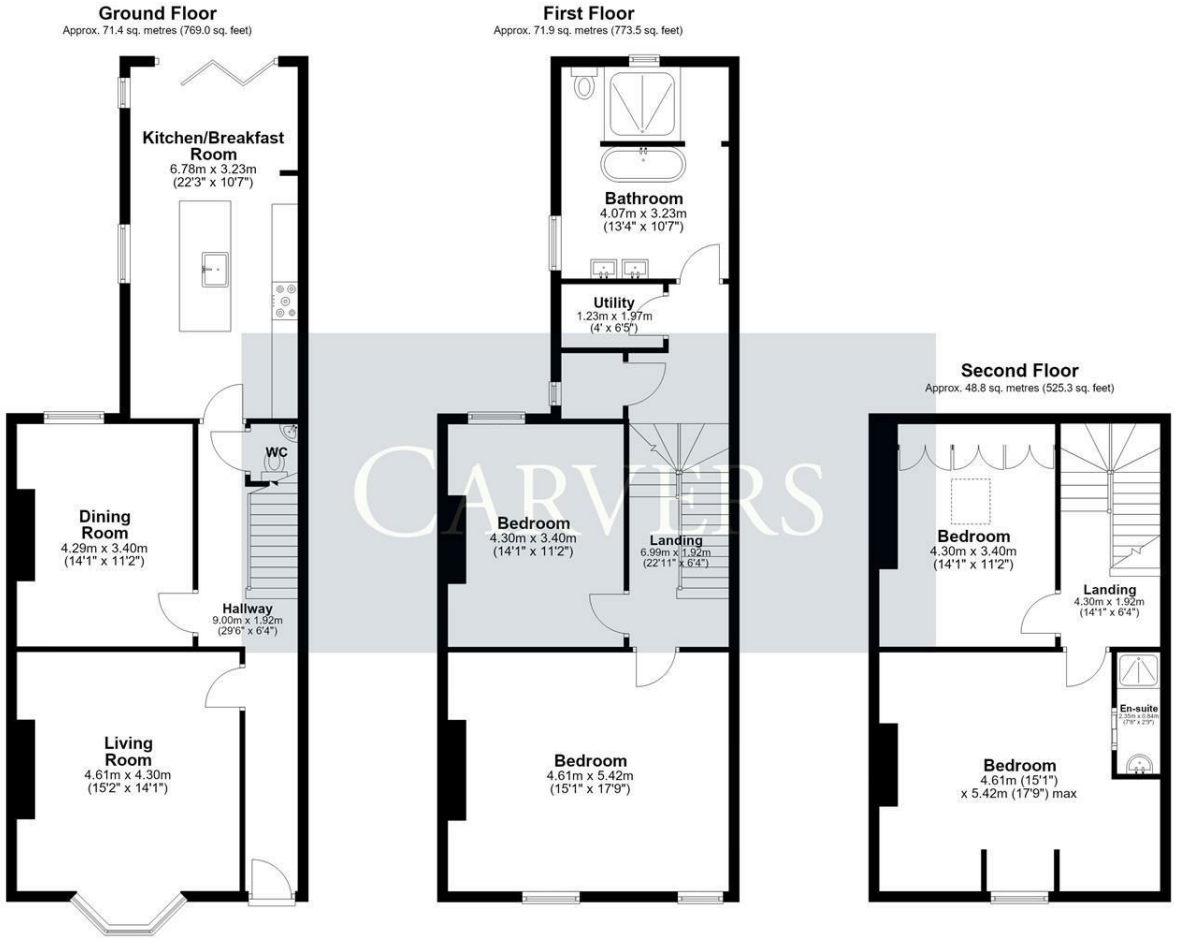
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





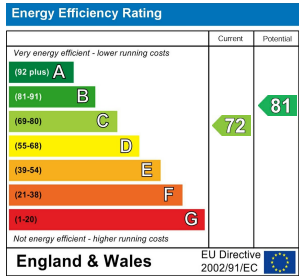






Total area: approx. 192.1 sq. metres (2067.8 sq. feet)

11 Cleveland Avenue, Darlington



Property size taken from EPC
2098.00 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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