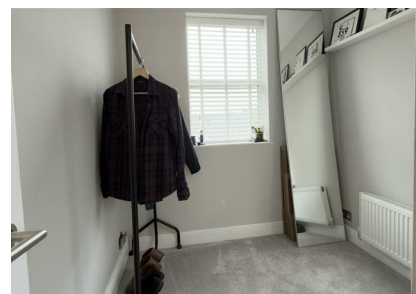


St. Pauls Terrace, Darlington, DL1 2HE  
Offers in the region of £140,000

**estates**<sup>4</sup>  
'The Art of Property'



# St. Pauls Terrace, Darlington, DL1 2HE

## Offers in the region of £140,000

### Council Tax Band: A

A truly stunning and deceptively spacious home, beautifully blending character with stylish modern living. Immaculately presented throughout by the current owner, this exceptional property has been tastefully decorated to an outstanding standard while retaining many period features, including high ceilings, generous room proportions and an abundance of charm.

Situated in a popular location, the property enjoys easy access to the town centre, a range of local shops, amenities, schooling, and excellent transport links, including the A1(M) & A66.

The accommodation briefly comprises a useful entrance vestibule and inviting hallway, leading to two spacious reception rooms, including a bright and elegant lounge to the front and a separate dining room, ideal for entertaining or family living. To the rear is a beautifully appointed modern kitchen, thoughtfully designed with both style and practicality in mind.

To the first floor are three well-proportioned bedrooms, including two generous doubles, with the principal bedroom being particularly impressive in size. The landing provides access to the loft via a hatch and also benefits from a useful linen cupboard. Completing the first floor is a nicely presented family bathroom featuring a contemporary white suite.

Further benefits include uPVC double glazing and gas central heating via a combi boiler, ensuring comfort and efficiency all year round.

Externally, the property offers a pleasant forecourt,

and enclosed rear yard, providing space to relax and enjoy the warmer months. There is also a useful outside store, which benefits from a replacement roof installed in 2024.

This is an excellent opportunity to acquire a competitively priced, and beautifully presented home in a popular location.

Please note:  
Council tax Band - A  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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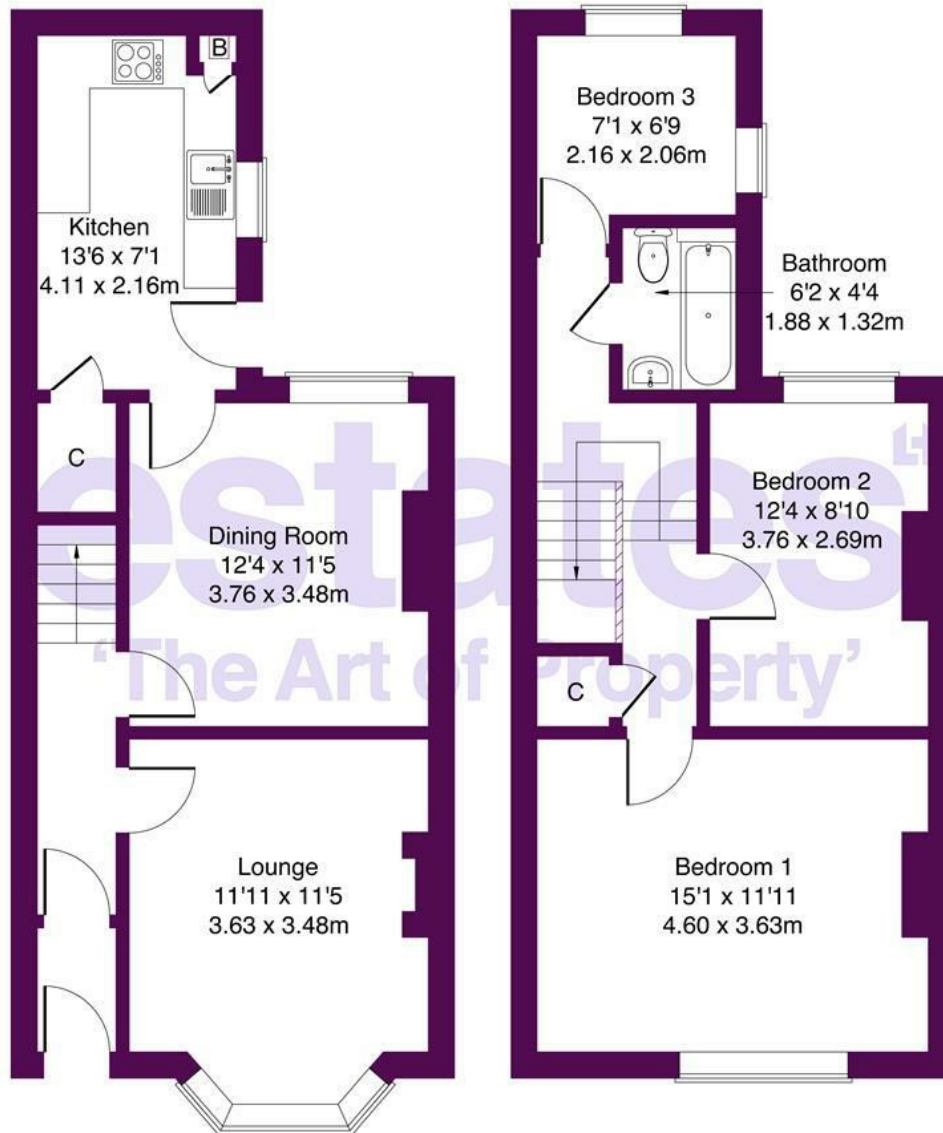
#### Disclaimer:

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# St. Pauls Terrace, Darlington, DL1 2HE

Approximate Gross Internal Area: (962 sq ft - 89 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |