

Grange Road, DL1 5NT
7 Bed - House
£425,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: F

SMITH & FRIENDS
ESTATE AGENTS

Grange Road
, Darlington, DL1 5NT





*** NO CHAIN SALE ***
*** 3358 Sq/Ft GEORGIAN HOUSE ***
*** POTENTIAL RENTAL INCOME OPPORTUNITY ***

Nestled in Darlington's prestigious West End, this exquisite double-fronted Georgian three-storey house exudes timeless elegance and modern sophistication. Symmetry and period charm define its striking façade, while its interiors have been meticulously modernised to a high standard.

Grange Road has easy access to Darlington Town centre which provides a plethora of well regarded restaurants, cafes, bars and leisure facilities, along with well regarded schools, and fantastic transport links, making it a prime choice for those seeking a vibrant community.

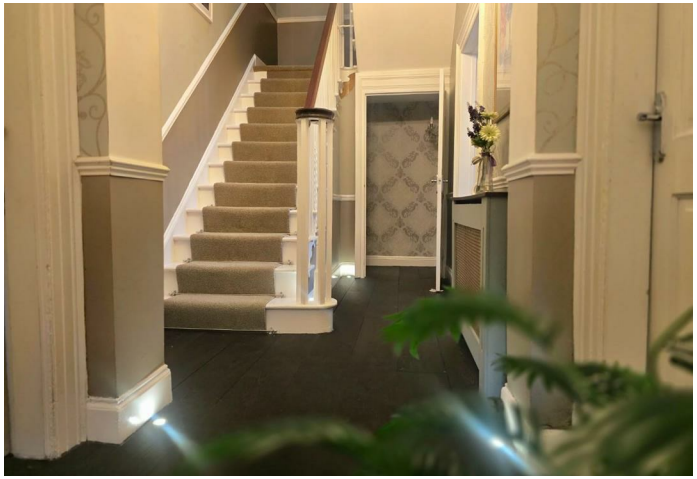
The property comprises of; Entrance Hall, Living Room with double aspect views, with double doors leading into a stunning Modern Kitchen / Diner with a balcony providing stunning views over the nearby South Park and clock tower. In addition on the ground floor you will find an additional reception room (Currently used as a Bedroom with En-Suite) and a good size Utility Room.
The property's basement has been refurbished to have a central hall, with two double bedrooms, sharing a Jack n Jill Shower Room and the third bedroom with a separate En-Suite.

The First Floor has a generous size landing with skylight ceiling, Two bedrooms sharing a Jack n Jill Shower Room, an additional bedroom and a generous size family bathroom.

Externally, the property has private parking space and an integrated tandem garage to the rear within secure gates. Surrounding the property is beautiful well maintained gardens that offer a perfect space for outdoor activities.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.










SAN
LEANDRO


Appétit

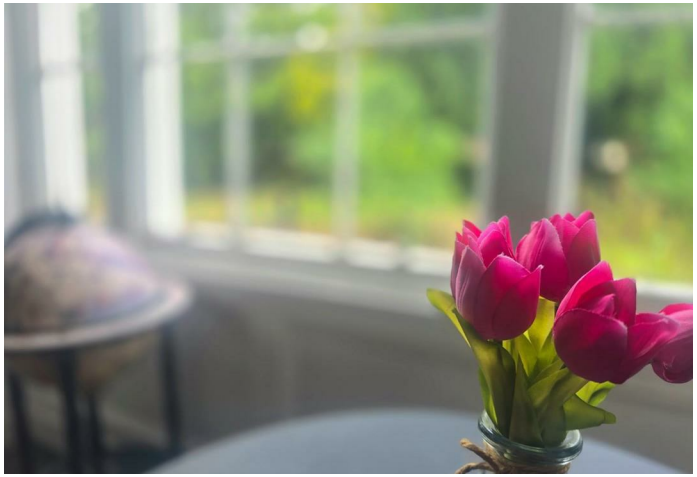


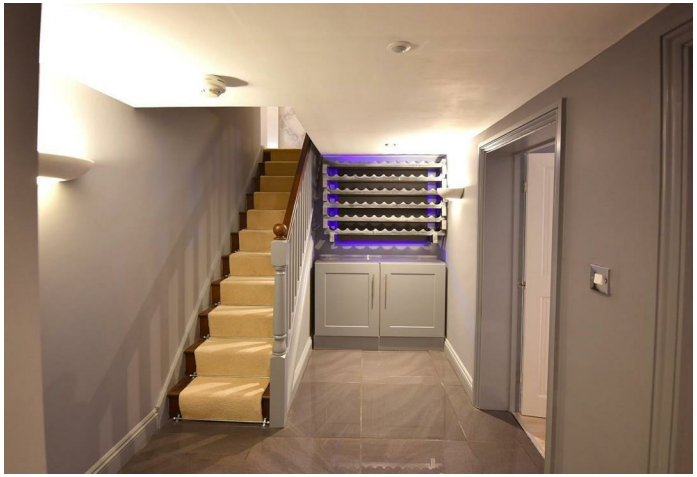





















GROUND FLOOR

Entrance Hall
9'8" x 5'1" (2.96m x 1.56m)

Hallway
15'7" x 6'11" (4.76m x 2.13m)

Living Room
16'4" x 15'2" (4.99m x 4.63m)

Kitchen / Diner
28'1" x 14'9" (8.57m x 4.50m)

Hallway
8'5" x 5'0" (2.59m x 1.53m)

Laundry Room
7'8" x 7'11" (2.36m x 2.42m)

Bedroom 1
14'6" x 15'1" (4.43m x 4.61m)

En-Suite
4'8" x 6'6" (1.43m x 1.99m)

FIRST FLOOR

Landing
8'4" x 7'0" (2.56m x 2.15m)

Bedroom 2
16'4" x 15'2" (4.99m x 4.63m)

Jack n Jill En-Suite
10'8" x 5'3" (3.26m x 1.61m)

Bedroom 3
14'6" x 15'1" (4.42m x 4.61m)

Room
3'11" x 6'11" (1.20m x 2.11m)

Bathroom
10'2" x 11'9" (3.11m x 3.60m)

Bedroom 4
12'5" x 13'10" (3.81m x 4.24m)

BASEMENT

Hallway
13'2" x 6'9" (4.02m x 2.06m)

Bedroom 5
13'9" x 14'10" (4.20m x 4.53m)

Jack n Jill En-Suite
10'8" x 4'9" (3.26m x 1.46m)

Bedroom 6
16'5" x 14'8" (5.02m x 4.49m)

Bedroom 7
11'5" x 14'10" (3.49m x 4.53m)

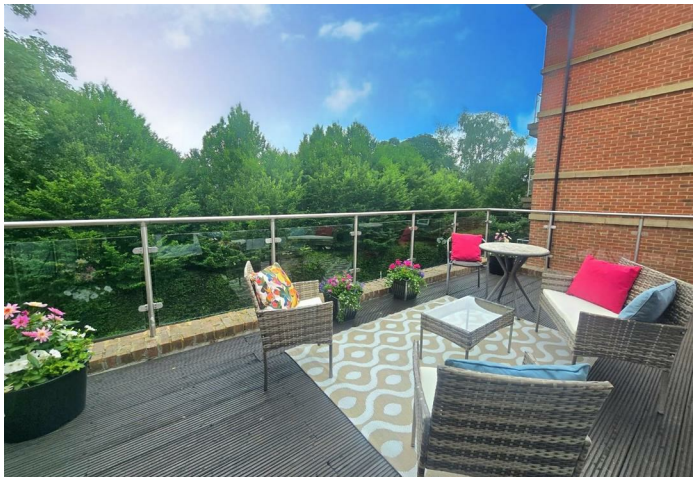
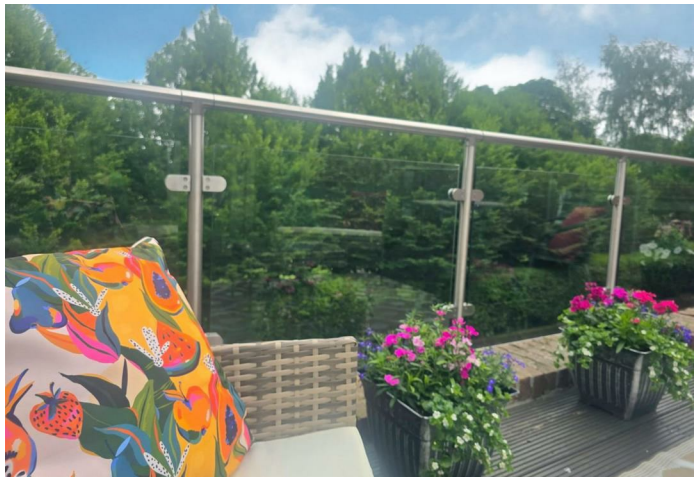
En-Suite
7'8" x 5'4" (2.34m x 1.65m)

SINGLE GARAGE

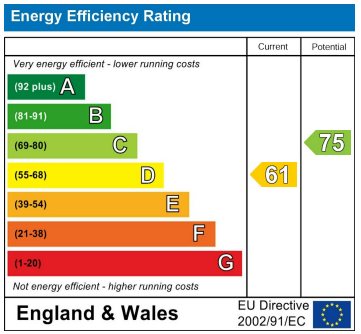










For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents 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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