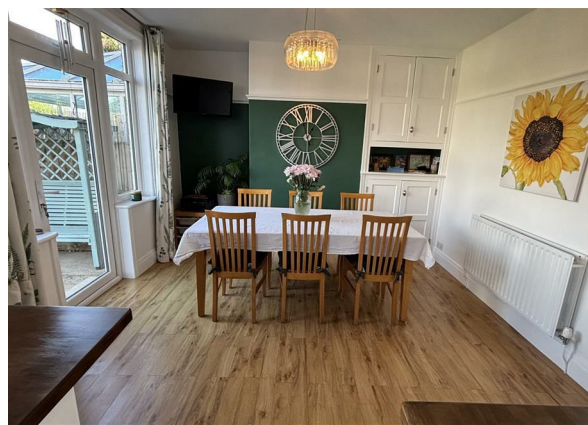


Coniscliffe Road, Darlington, DL3 8AG  
Offers in the region of £425,000

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





Coniscliffe Road, Darlington, DL3 8AG  
Offers in the region of £425,000  
Council Tax Band: E

A fantastic opportunity to acquire a substantial four-bedroom family home, occupying a generous, slightly elevated plot in the prestigious West End of Darlington, within one of the town's most sought-after postcodes.

Combining charming 1930s character with modern improvements, the property offers spacious accommodation, generous room proportions and high ceilings. Features include UPVC double glazing, apart from an attractive stained-glass window to the ground-floor WC, gas central heating with Hive control and a Baxi 800 Combi boiler installed in 2020.

A welcoming entrance hallway leads to a spacious principal reception room with attractive fireplace, and a versatile second reception room with multi-fuel stove. The open-plan dining kitchen forms the heart of the home, enjoying views and access to the rear garden, with modern units, integrated fridge and freezer, and generous space for a large family dining table and chairs, making it the perfect setting for family gatherings and entertaining.

The first floor provides four well-proportioned bedrooms, including three generous doubles and a smaller double, together with a family bathroom and separate shower room.

Externally, the property benefits from excellent kerb appeal, a well-maintained front garden, generous driveway and tandem garage. The substantial rear garden offers excellent space and potential, while

the useful outside laundry/utility room could provide an ideal garden office. The plot also offers scope for a further extension, subject to the necessary permissions.

Occupying an enviable position as not overlooked to the front. Ideally located for well-regarded schools, the A1(M), A66, Darlington town centre, mainline railway station and Teesside International Airport.

A characterful family home offering generous accommodation, a superb plot, excellent parking and exciting potential in one of Darlington's most desirable locations.

Please note:  
Council tax Band - E  
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.

Estates 'The Art of Property'

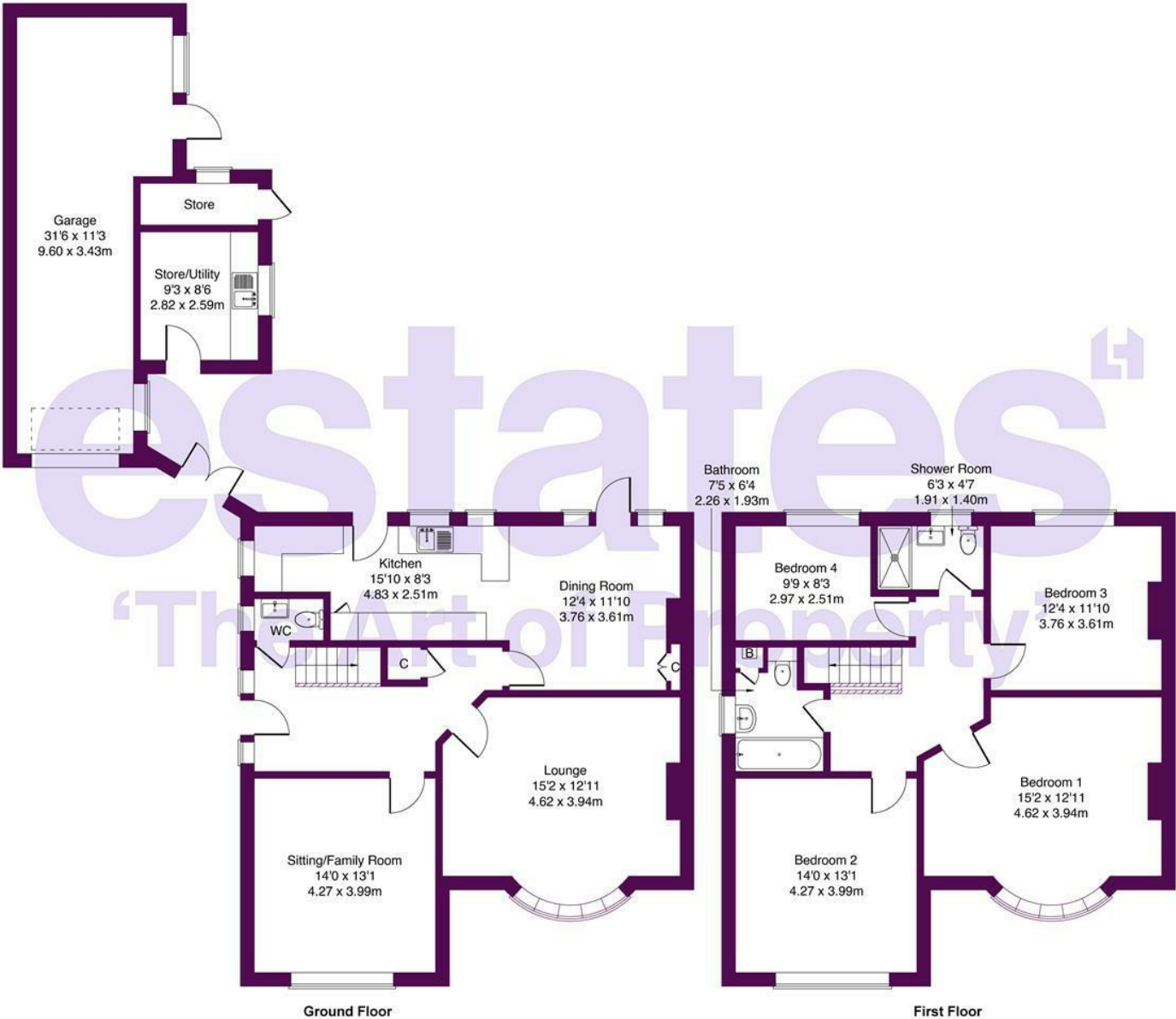
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

**Disclaimer:**

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Coniscliffe Road, Darlington, DL3 8AG  
Approximate Gross Internal Area: (2174 sq ft - 202 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850

[sales@estatesgroup.co.uk](mailto:sales@estatesgroup.co.uk)  
<https://estates-theartofproperty.co.uk/>

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>67</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |