



CARVERS

SALES & LETTINGS

Burleigh Place

Darlington, DL3 7SR

Offers in the region of £345,000

House - Terraced



An elegant period townhouse situated in the heart of Darlington's sought-after West End, Burleigh Place offers a rare blend of classic Victorian charm and modern comfort. Tucked away on a peaceful cul-de-sac, the property is just a short walk from the town centre, excellent local schools, and the popular cafés and restaurants of Darlington town centre.

This four-bedroom home showcases characterful features throughout, including high ceilings, fireplaces, decorative moulded cornice work, and large windows, some of which have stained glass, that fill each room with natural light. The accommodation extends across four floors, providing generous and versatile living space ideal for families.

As you step inside, you are greeted by an inviting entrance vestibule and hallway which leads to the open plan living and dining room, ideal for entertaining guests or relaxing with your family. The lovely large kitchen/breakfast room to the rear also has useful utility area along with downstairs WC and with garage beyond. With four bedrooms, three spread across the upper floors, a shower room/w.c. and a bathroom/w.c. to the first floor, there is ample space for a growing family or for those who enjoy having a study or guest room. The lower ground floor, currently used as a further sitting room/office, offers versatility as it can also be utilised as a bedroom, providing flexibility to suit your needs.

There is a forecourt garden to the front and a very pleasant low maintenance garden to the rear.



- Prestigious residential location moments from the town centre
- Well proportioned flexible accommodation across four floors
- Four bedrooms bathroom/w.c. and separate shower room/w.c.
- Large lounge/dining room with fireplace and bay
- Lovely kitchen/breakfast room with utility and separate w.c.
- Garage and low maintenance rear garden

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage. double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

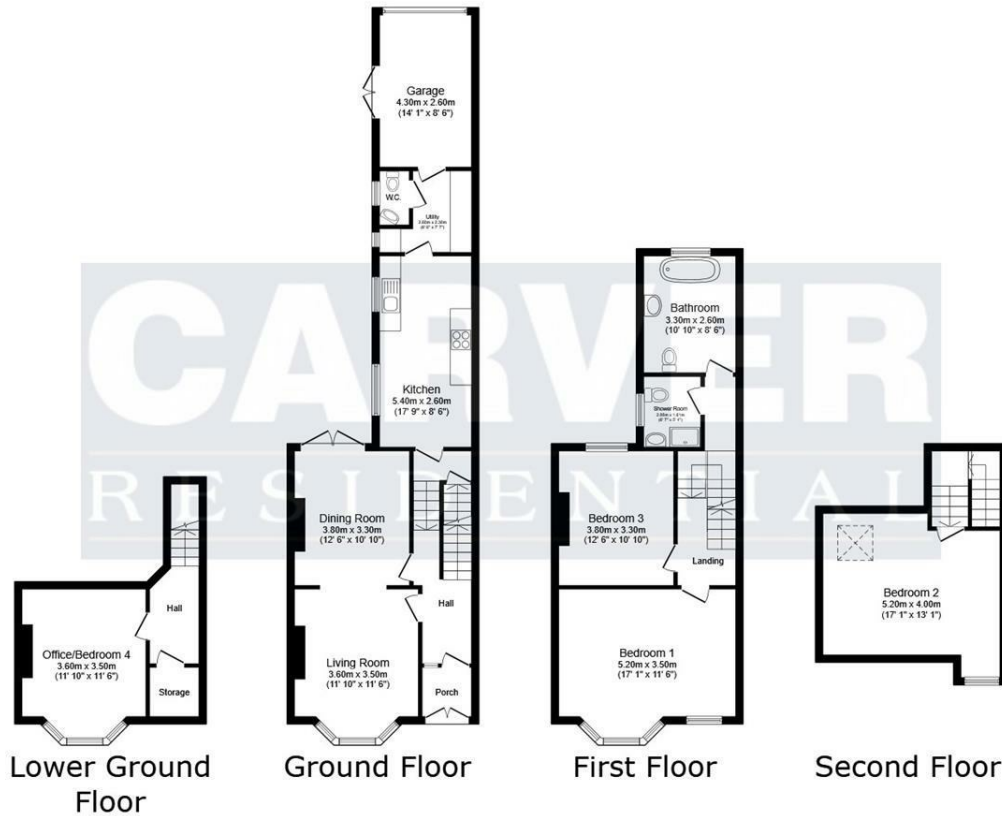
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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 a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property size taken from EPC
2475.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.