



Love Townhouses? You will not be disappointed here!

Within a very short walk of the town center, welcome to Fife Road in Darlington's popular West end! This is a simply stunning terraced town house, impeccably decorated and transformed, retaining period features but now with modern comfort and style. With four spacious bedrooms and 3 reception areas this property is ideal for families, guests or a home office.

Take a look at the bespoke Kitchen! Complete with Island bench where the chef of the home can still be involved and entertain their guests whilst whipping up a storm in the kitchen.

The layout of the home downstairs is thoughtfully designed, there's a large Utility room off the kitchen with a convenient downstairs W/C. To the front a formal lounge. Bespoke open plan Kitchen in the middle and a comfortable modern family living space to the rear overlooking the easily maintained, private safe and secure yard to the rear.

The master bedroom on the top floor feels more like a suite, with dressing area and ensuite. To the first floor, a family Period bathroom is servicing the other 3 spacious bedrooms making morning routines and evening unwinding a breeze.

Darlington is known for its friendly community and excellent amenities. This Fife road location is minutes away from town center shops, restaurants, bars, amazing schools, Sixth Form College and parks, all of which are within easy reach. This property not only offers a comfortable living space but also the opportunity to enjoy the vibrant lifestyle that Darlington has to offer.

So if you are looking to settle down in a welcoming neighbourhood, this Town House on Fife Road is a wonderful choice. With its generous living space and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.





- Stunning Town House, Darlington's West End
- Open plan Bespoke Kitchen / Dining
- Low maintenance private yard to the rear
- 4 Bedrooms in total

- 3 Reception areas
- Formal lounge to front, Family modern living to the rear
- Master suite with ensuite and dressing area
- Amazing location, close to all Darlington's amenities

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

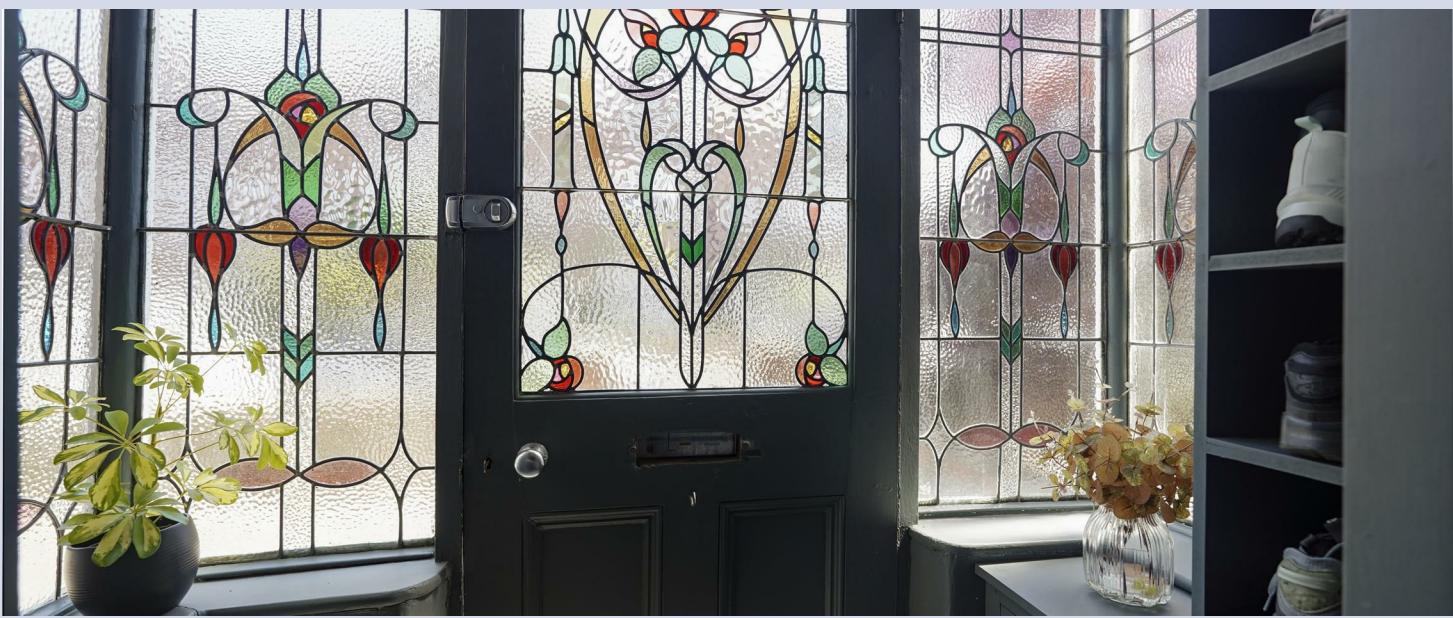
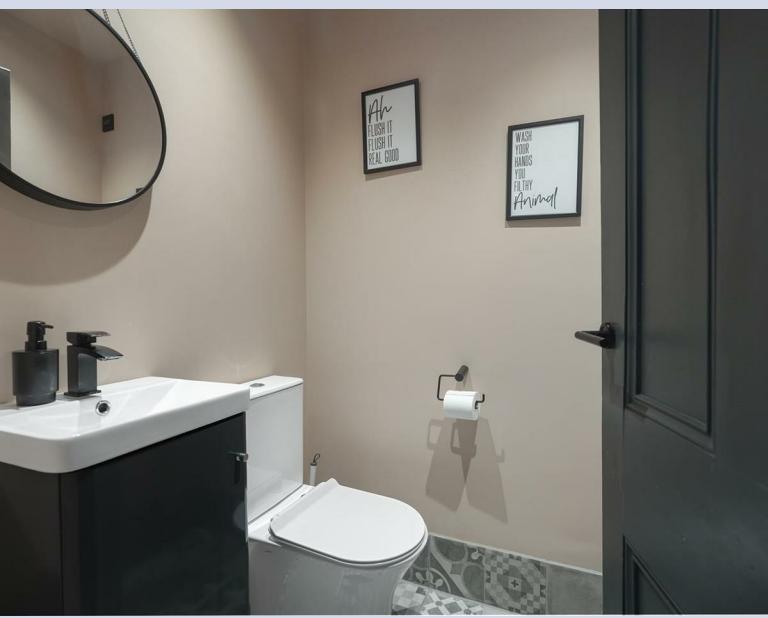
Local Authority: Darlington Borough Council (Tax Banding C)

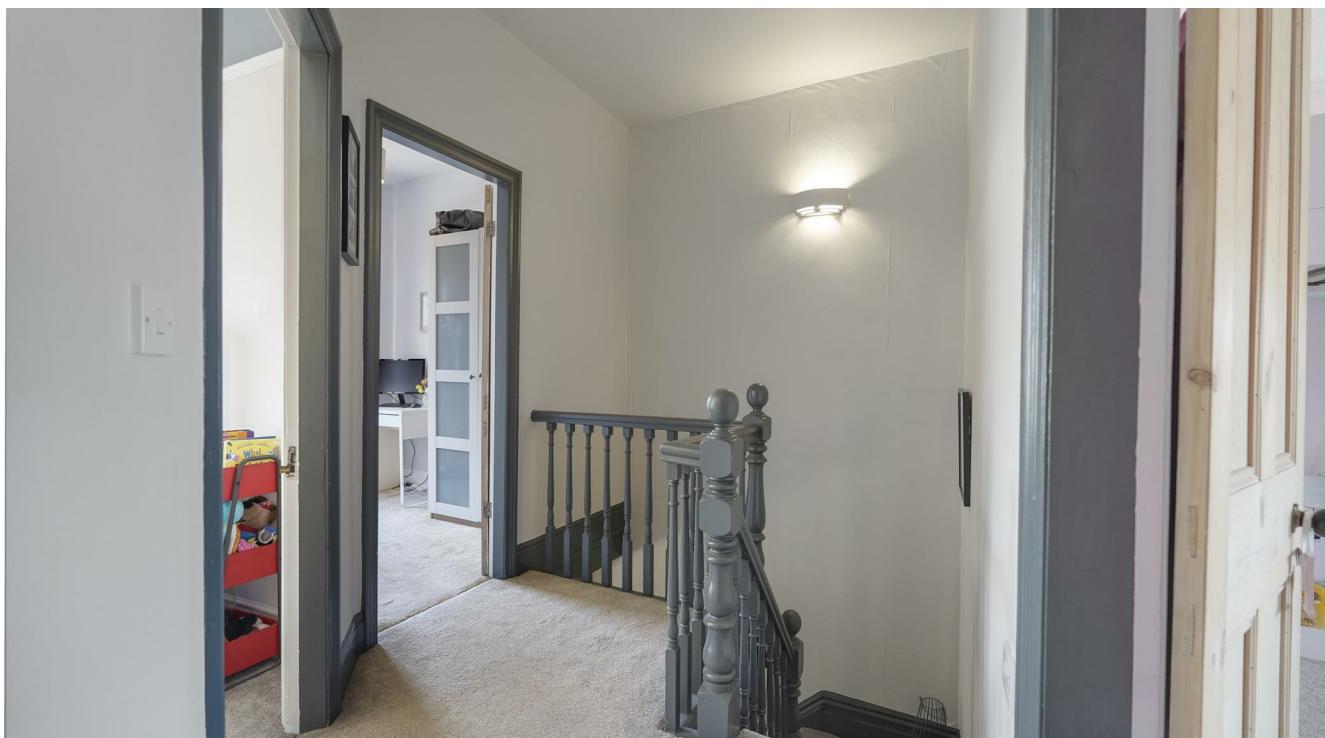
Buyers Identification Checks

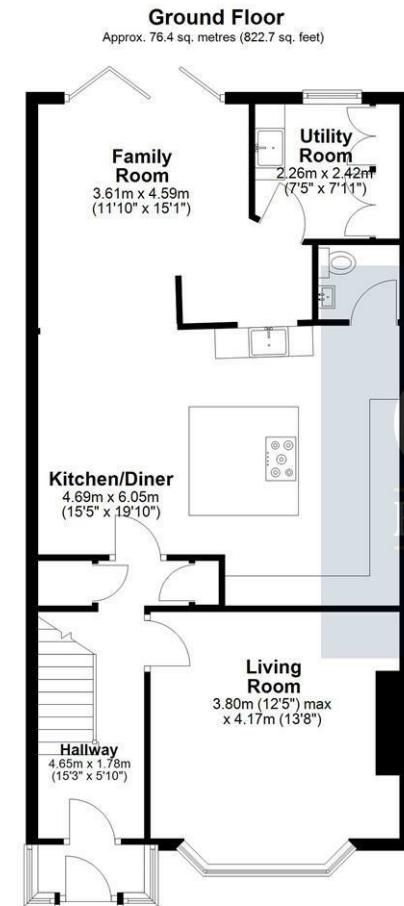
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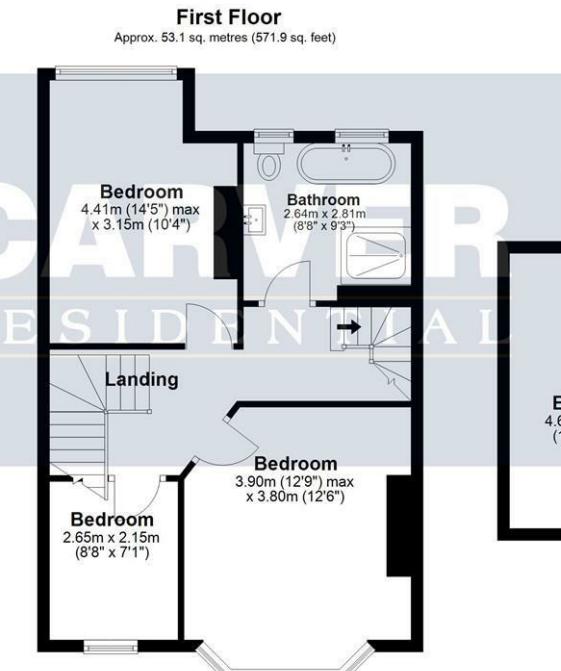








Ground Floor
Approx. 76.4 sq. metres (822.7 sq. feet)



First Floor
Approx. 53.1 sq. metres (571.9 sq. feet)



Second Floor
Approx. 29.8 sq. metres (321.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	83
EU Directive 2002/91/EC			

Total area: approx. 159.4 sq. metres (1715.7 sq. feet)

3 Fife Road, DARLINGTON



MAB 6202

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

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