



**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.

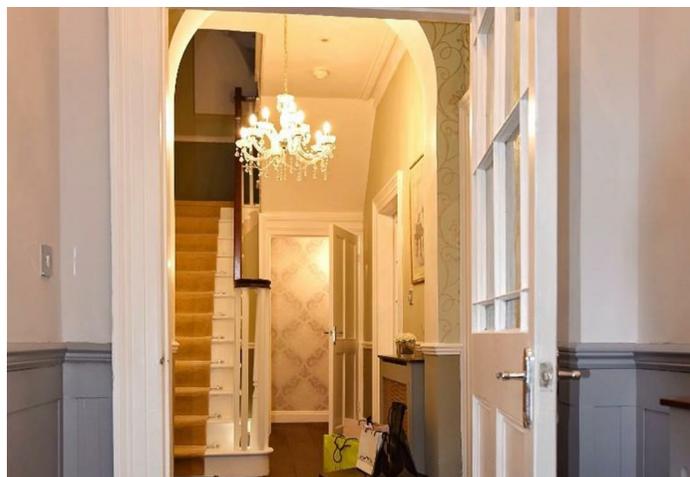
The property comprises of; Entrance Hall, Living Room with double aspect views, with double doors leading into a stunning Modern Kitchen / Diner with a balcony providing stunning views over the nearby South Park and clock tower. In addition on the ground floor you will find an additional reception room (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.

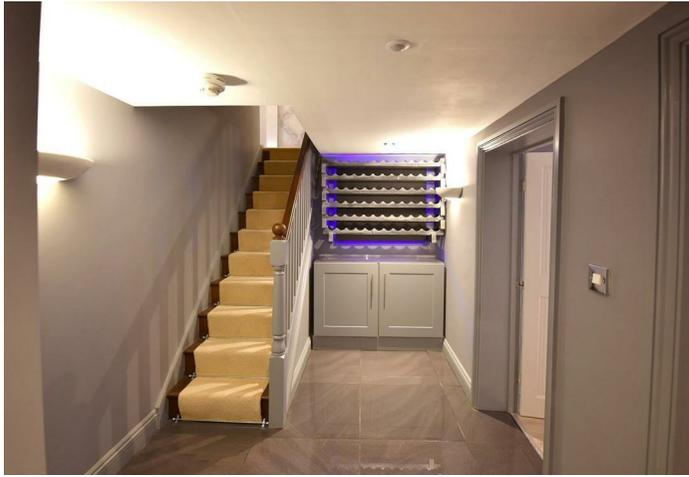
Externally, the property has private parking space and an integrated tandem garage to the rear within secure gates. Surrounding the property is beautiful well maintained gardens that offer a perfect space for outdoor activities.

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











## 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)

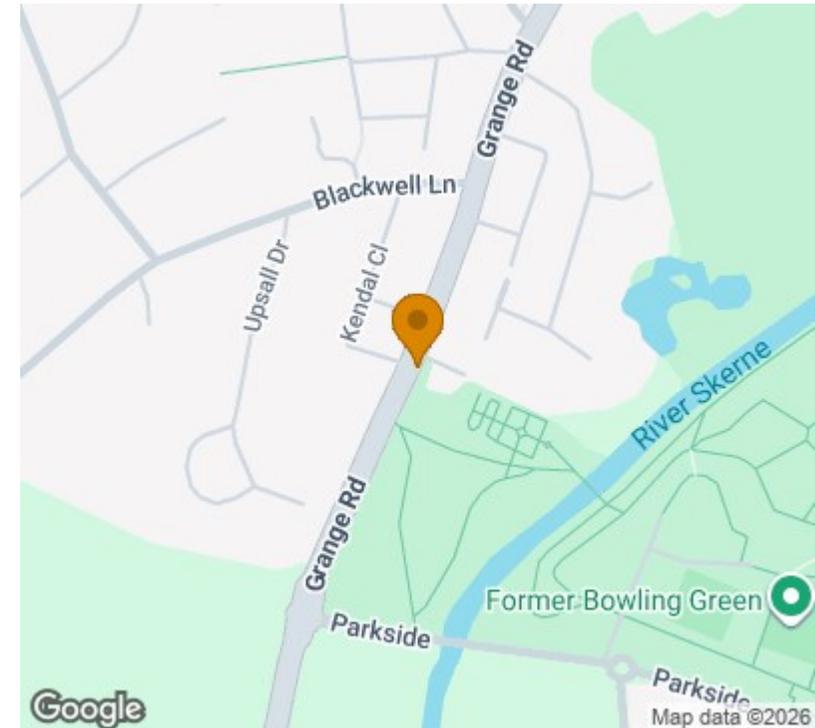
### Bedroom 7

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

### En-Suite

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

## SINGLE GARAGE





- **3358 Sq/Ft Georgian House**
- **Sought After West End location**
- **Beautiful Interior with 6/7 Bedrooms & 5 Bathrooms**
- **Landscaped front garden fully maintained under a community charge. Large private balcony with stunning views over South Park rose garden.**
- **NO UPWARD CHAIN**
- **Stunning views over the nearby South Park and clock tower**
- **Income potential from rental opportunities**
- **Secure car parking to the rear, with its own two car garage and one designated parking space.**
- **The rear of the property on different levels boosts the same stunning views over nearby South Park and the clock tower.**





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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