



Clifton Road

Darlington DL1 5DX

Offers Over £139,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Four Bedroom End Terrace Property
- Very Well Presented
- Transport and Travel Links Nearby

- South Park Area of Darlington
- Enclosed Garden
- Council Tax Band A

- Deceptively Spacious Throughout
- Close to All Amenities
- EPC Rating E

Nestled on the sought-after Clifton Road in Darlington, this fabulous terraced house presents an exceptional opportunity for families and investors alike. Boasting an impressive layout, the property features two spacious reception rooms, perfect for both entertaining guests and enjoying family time. The well-appointed kitchen, accompanied by a large utility area, enhances the practicality of this delightful home.

Upstairs, you will find four generous bedrooms, providing ample space for a growing family or the potential for a home office. The family bathroom is conveniently located on the first floor, ensuring ease of access for all.

The location is truly advantageous, being just a short stroll from Darlington train station, which offers excellent transport links for commuters. Additionally, the property is within close proximity to local shops, schools, and amenities, making it an ideal choice for those seeking convenience in their daily lives. The nearby South Park adds to the appeal, providing a lovely green space for outdoor activities and relaxation.

This spacious family home is a must-view for anyone looking to settle in a vibrant community. With its combination of size, location, and potential, it is sure to attract a variety of buyers. Don't miss the chance to make this wonderful property your own.

Front Entrance Porch

Door to front.

Entrance Hall

Internal entrance door, staircase to first floor, original floorboards and radiator.

Lounge

11'9" x 13'8" (3.59 x 4.18)

Upvc double glazed bow window to front, decorative, deep coving to ceiling with ceiling rose, feature fireplace with marble effect back and hearth with inset fire. Original floorboards and radiator.

Dining Room

11'8" x 11'10" (3.57 x 3.62)

Upvc double glazed bow window to side, coving to ceiling, original floorboards and radiator.

Kitchen

14'0" x 9'8" (4.29 x 2.97)

Upvc double glazed window to side, fitted wall, base and drawer units including display cabinet and contrasting worktops. Composite sink with mixer tap and spray, integrated gas hob with extractor over and eye level oven. Space for a fridge freezer, tiled splashbacks and tiled floor.

Utility Room

9'9" x 9'1" (2.98 x 2.79)

Upvc double glazed window to side with space for a washing machine and tumble dryer, tiled floor, spotlights to ceiling and door to side.

First Floor Landing

Radiator.

Bedroom One

11'10" x 11'2" (3.61 x 3.42)

Upvc double glazed bow window to front and radiator.

Bedroom Two

11'8" x 11'3" (3.58 x 3.43)

Upvc double glazed bow window to side and radiator.

Bedroom Three

8'6" x 6'11" (2.60 x 2.13)

Upvc double glazed window to front and radiator.

Bedroom Four

6'11" x 9'8" (2.11 x 2.97)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to side, double walk in shower with waterfall head and spray, back to wall w.c and wash hand basin in vanity unit with storage under. Fully clad walls.

Externally

To the front is a wrap around courtyard, with a rear garden area, laid to concrete with space for a table and chairs.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 1,377 ft² / 128 m²

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

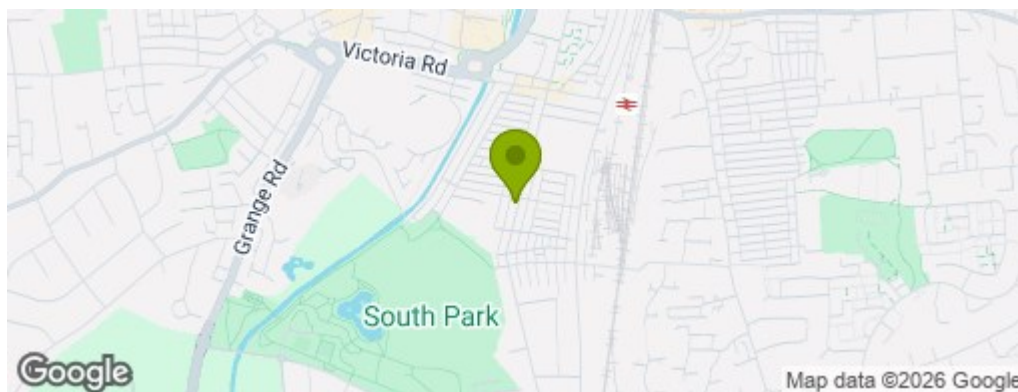
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Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



TOTAL FLOOR AREA - 1462 sq ft. (135.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas, including rooms and any other areas, are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The various, typical and approximate areas have not been tested and are guaranteed as to their accuracy or efficiency can be given.
 Made and delivered 10/03/20



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com