

Coniscliffe Road, DL3 7RN
5 Bed - House - Townhouse
Offers Over £350,000

EPC Rating: E
Tenure: Freehold
Council Tax Band: D

SMITH & FRIENDS
ESTATE AGENTS

Coniscliffe Road
Darlington DL3 7RN

*** NO CHAIN SALE ***

on the market this charming Victorian period townhouse, with a combination of elegant original features and more changes, allowing a new owner the opportunity to put there own stamp on the family home. Located within Darlington's popular West End area, conveniently located close to local amenities, reputable schools and transport links all within easy reach. The location combines the convenience of town living.

The property briefly comprises of; entrance porch, leading into a period hall with many original features, including oak doors. Off the hall you will find a spacious dining room, separate living room and a third reception room. At the rear of the property is a fully fitted kitchen with marble worktops and solid oak cabinets.
The first floor provides a landing with three double bedrooms, one single bedroom, four piece modern fitted bathroom, whilst the master bedroom benefits from a modern en-suite shower room.

The loft has been converted into a second floor fifth bedroom, with Velux windows.

Externally, the property has a small low maintenance front garden, whilst the rear of the property has an enclosed garden with patio seating area, outside lighting and tap, complete with a detached single garage with power supply and electric garage doors, allowing off street parking.

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






















KEEP
CALM
AND
CARRY
ON



















GROUND FLOOR

Entrance Porch
4'10" x 4'11" (1.48m x 1.50m)

Hallway
6'11" x 25'7" (2.12m x 7.81m)
Additional Hallway Area - 2.55m x 1.04m

Dining Room
15'9" x 15'2" (4.82m x 4.63m)

Living Room
13'10" x 15'1" (4.22m x 4.62m)

Reception Room
11'8" x 11'11" (3.56m x 3.65m)

Kitchen
11'7" x 13'3" (3.55m x 4.06m)

FIRST FLOOR

Landing
3'9" x 11'6" (1.16m x 3.52m)
Additional Landing Area - 2.10m x x1.03m

Bedroom 1
13'10" x 15'3" (4.23m x 4.67m)

En-Suite
8'2" x 2'7" (2.49m x 0.79m)

Bedroom 2
11'8" x 15'3" (3.58m x 4.67m)

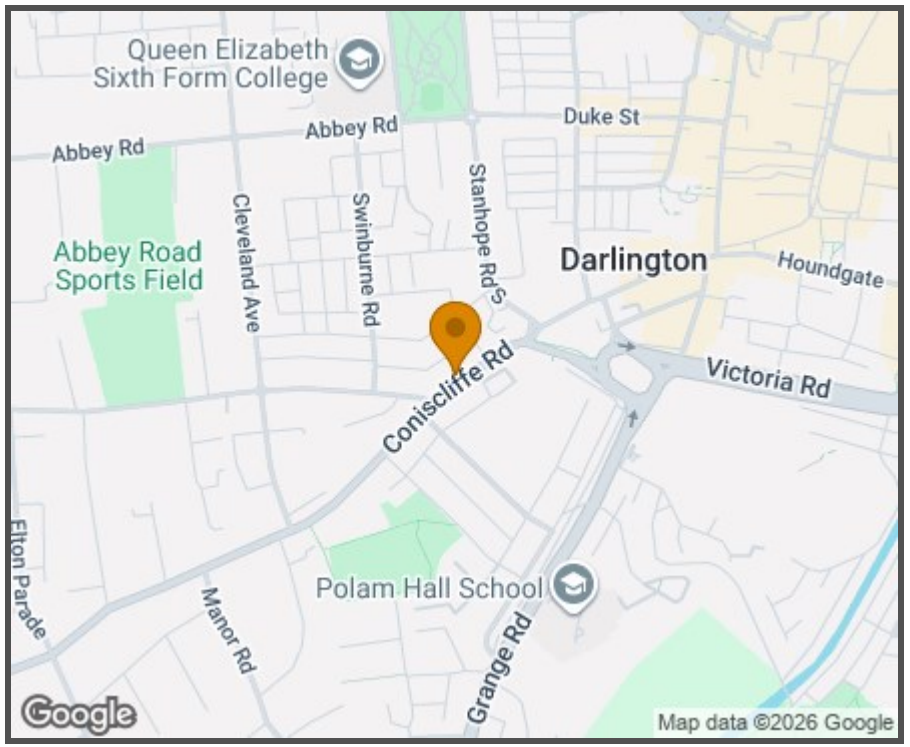
Bedroom 3
20'5" x 9'4" (6.24m x 2.85m)

Bedroom 4
10'8" x 9'3" (3.26m x 2.84m)

Bedroom 5
7'10" x 11'3" (2.41m x 3.45m)

Family Bathroom
8'2" x 9'1" (2.49m x 2.77m)

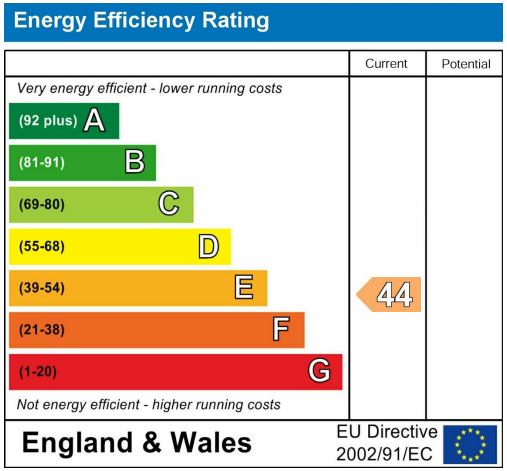
SINGLE DETACHED GARAGE

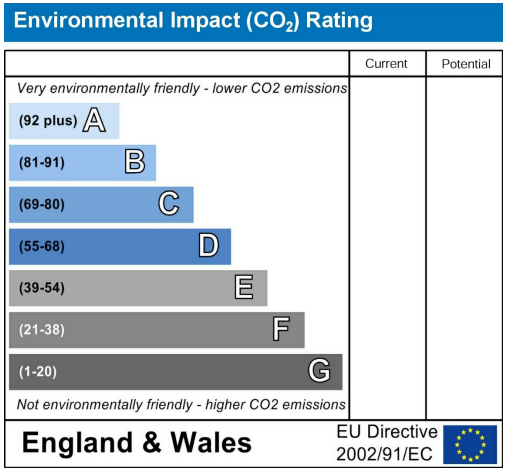









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
44
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC



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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS