Gate Lane, Low Coniscliffe, Darlington, DL2 2JY

Offers in excess of £350,000

estates
'The Art of Property'

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Offers in excess of £350,000
Council Tax Band: C

3/4 Bedrooms | Extended | Beautifully Renovated | Substantial Plot | Double Garage | River Tees Setting | Competitively Priced - A fabulous and substantially extended 3/4 bedroom semi-detached home, enjoying an impressive 1953 sqft (inc garage), peacefully positioned within the highly sought-after village of Low Coniscliffe. Offering three bedrooms to the first floor and excellent potential for a fourth bedroom to the ground floor.

This beautifully presented family home has been comprehensively renovated and improved by the current owners, both inside and out, creating a stylish and highly versatile property with quality fixtures and fittings throughout.

The spacious entrance hallway leads to a separate sitting room, or potential fourth bedroom, to the front, and a large lounge/family room to the rear. The inner hallway opens to the refurbished kitchen, utility room, dining room and conservatory, together with a ground floor WC. To the first floor are three bedrooms and a family bathroom, with the principal bedroom benefiting from a quality Sharp fitted wardrobe installed in 2024.

Further features include replacement of the majority of the windows and a charming multi-fuel stove within the lounge/family room.

A double garage with electric door and pedestrian access to the garden provides excellent parking, storage and practical space.

Outside, the substantial gardens offer privacy and an established setting, with mature trees to the rear boundary and the River Tees beyond, providing a wonderful countryside backdrop and access to scenic walks.

Low Coniscliffe offers peaceful village living while remaining conveniently located for Darlington town centre and railway station, Teesside International Airport and the A1(M) & A66.

A beautifully transformed, extended and exceptionally versatile home in a highly desirable setting. An internal inspection is essential to fully appreciate the generous accommodation, potential fourth bedroom, double garage and outstanding surroundings.

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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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Approximate Gross Internal Area: (1953 sq ft - 181 sq m.)

Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026
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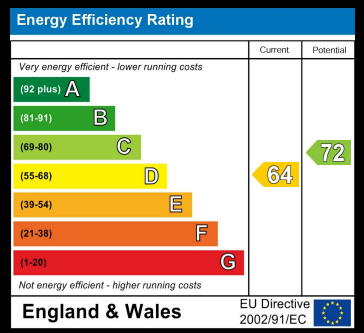
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