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Coniscliffe Road  
Darlington, DL3 8PL

**Offers over £500,000**

House - Semi-Detached  
5 Bedroom/s  
2 Bathroom/s

"Chocolate Box Property"

Welcome to Coniscliffe Road, a very well respected address in the heart of Darlington's West End, just take a look at this stunning looking home. This impressive semi-detached family home offers a new family, character, space, comfort and style not to mention fantastic "Kerb Appeal".

With five generously sized bedroom and four reception areas, there is plenty of room for everyone to enjoy their own space. The four reception areas consist of extra large family room to the rear over looking the private walled garden, a second large lounge to the front, a formal dining room leading off from kitchen and a sun room to the rear. These versatile spaces can be tailored to suit your lifestyle, whether it be for entertaining guests, or relaxing with family.

There are two bathrooms on the first floor, the master bedroom being ensuite, a family bathroom and a third W/C on the ground floor. The layout of the home is thoughtfully designed, allowing for both privacy and communal living, a wonderful place to create lasting memories.

For those with vehicles, the property offers a double garage to the rear with off street parking, that adds to the convenience of this delightful home. There is also a generously sized basement or cellar with





- "Chocolate Box" property, very good kerb appeal
- 4 reception areas, 2 x large family rooms, formal dining, sun room
- 2 bathrooms (family bathroom and ensuite in master. downstairs w/c)
- Double garage and off street parking
- Great location, close to amenities, school catchment and parks
- 5 spacious bedrooms
- Family kitchen with beautiful AGA cooker (+ further conventional oven)
- Private walled rear garden
- Large basement / cellar

#### GENERAL INFORMATION:

Tenure: Freehold

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

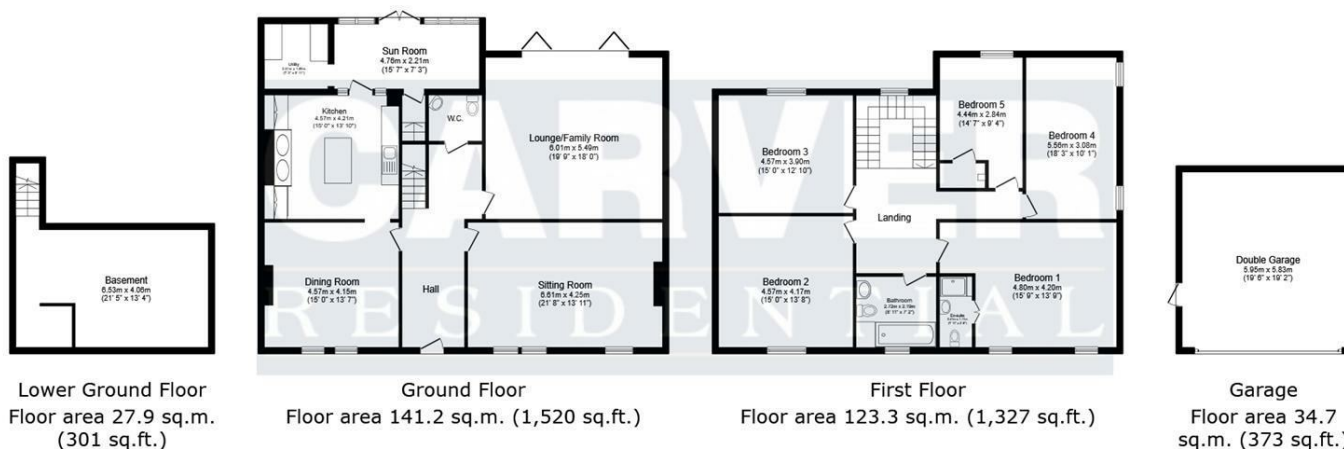
Secondary glazing

\*\*\*Please note, Property has Spray foam loft insulation which may affect lending criteria.

Local Authority: Darlington Borough Council (Tax Banding F)

#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total floor area: 327.1 sq.m. (3,521 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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