



Clifton Road, Darlington  
Darlington



Offers Over £120,000



## Clifton Road

### Darlington

We have pleasure in offering to the market this spacious four-bedroom terraced property, providing generous and versatile accommodation with a combination of traditional features and modern updates, making it well suited to families and professionals alike.

The ground floor comprises two generous reception rooms, both benefiting from large windows allowing plenty of natural light. Bay windows, high ceilings and feature fireplaces add character, while the neutral décor provides an ideal canvas for a new owner to personalise to their own taste.

The property also benefits from a fitted kitchen with a rear door providing direct access to the yard.

Upstairs, there are four well-proportioned bedrooms, offering flexible accommodation for family living, guests or those requiring a home office. The family bathroom is fitted with a bathtub with overhead shower, pedestal wash basin and tiled finishes.

Externally, there is an enclosed paved yard to the rear.

With generous room proportions, two reception rooms and four bedrooms, this property provides excellent flexibility and plenty of potential to create a comfortable family home.

Council Tax band: A

Tenure: Freehold



- Deceptively Spacious Four Bedroom Property
- Southpark Area of Darlington
- Enclosed Yard
- Close to All Amenities | Transport and Travel Links Nearby
- Energy Performance Certificate: C

#### Vestibule

4' 1" x 3' 5" (1.24m x 1.05m)

#### Hallway

17' 0" x 5' 9" (5.17m x 1.76m)

#### Lounge

13' 9" x 11' 11" (4.19m x 3.63m)

#### Dining Room

11' 11" x 11' 5" (3.63m x 3.47m)

#### Kitchen

16' 4" x 9' 1" (4.97m x 2.78m)

#### Landing

10' 6" x 3' 2" (3.19m x 0.96m)

#### Landing

5' 11" x 3' 0" (1.80m x 0.92m)

#### Landing

3' 1" x 2' 9" (0.94m x 0.83m)

#### Bedroom 1

14' 1" x 10' 9" (4.28m x 3.27m)

#### Bedroom 2

11' 11" x 11' 5" (3.64m x 3.49m)

#### Bedroom 3

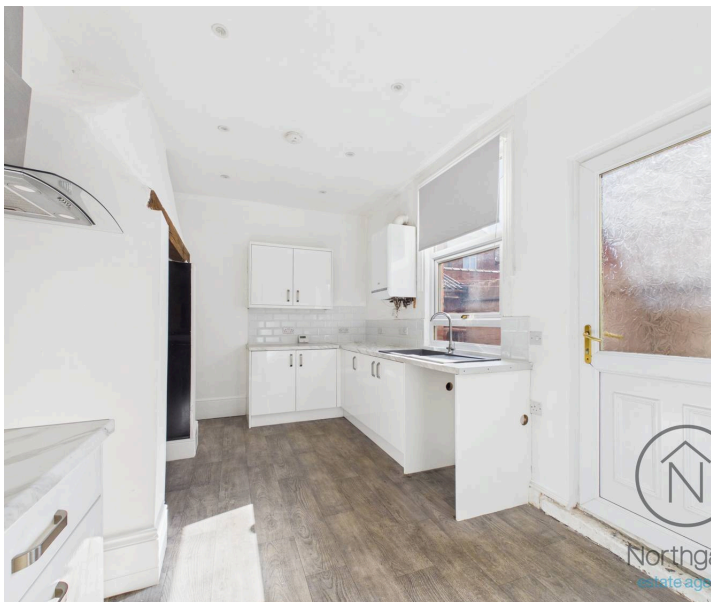
9' 0" x 6' 8" (2.74m x 2.04m)

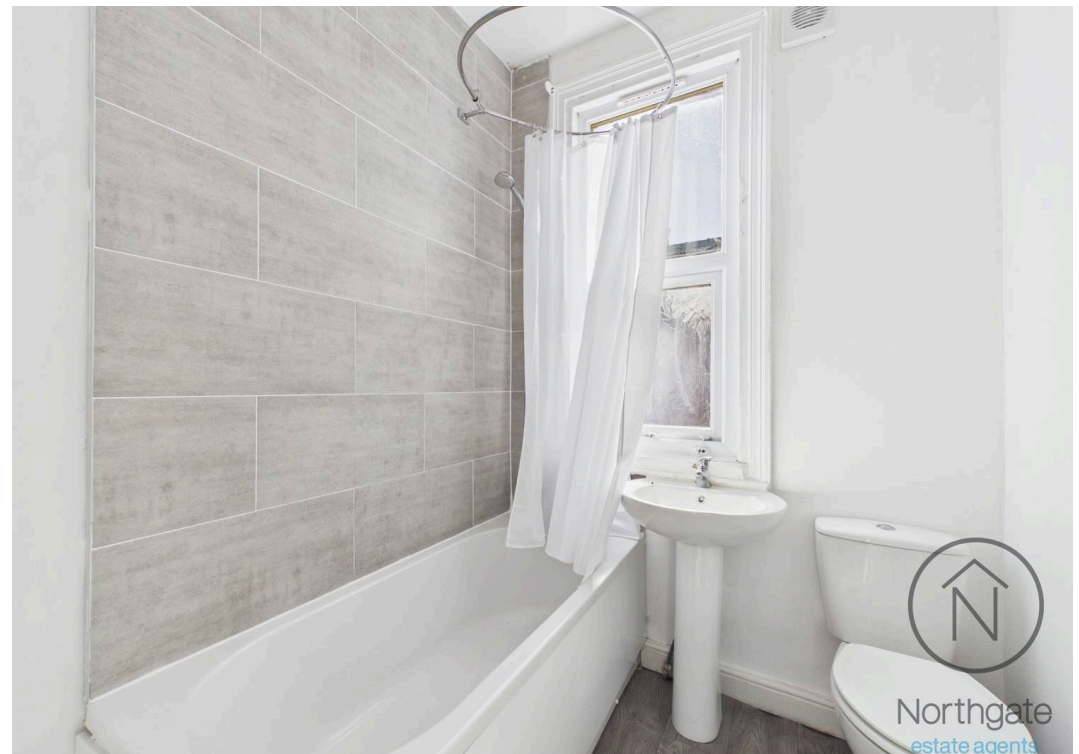
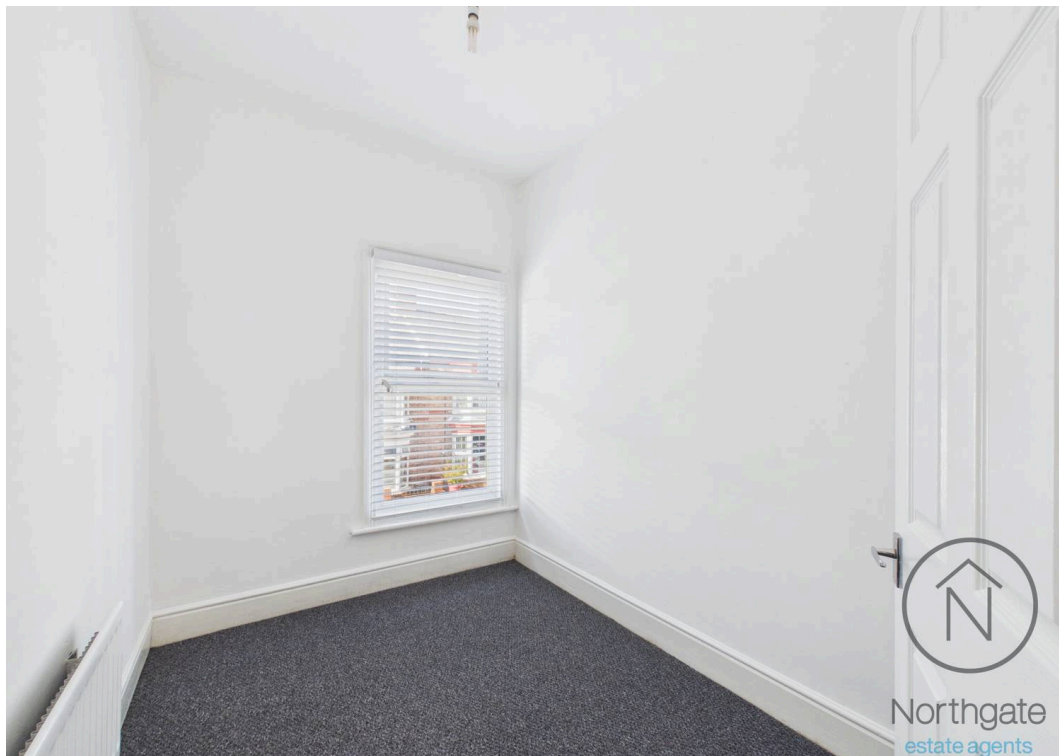
#### Bedroom 4

9' 2" x 7' 3" (2.79m x 2.22m)

#### Bathroom

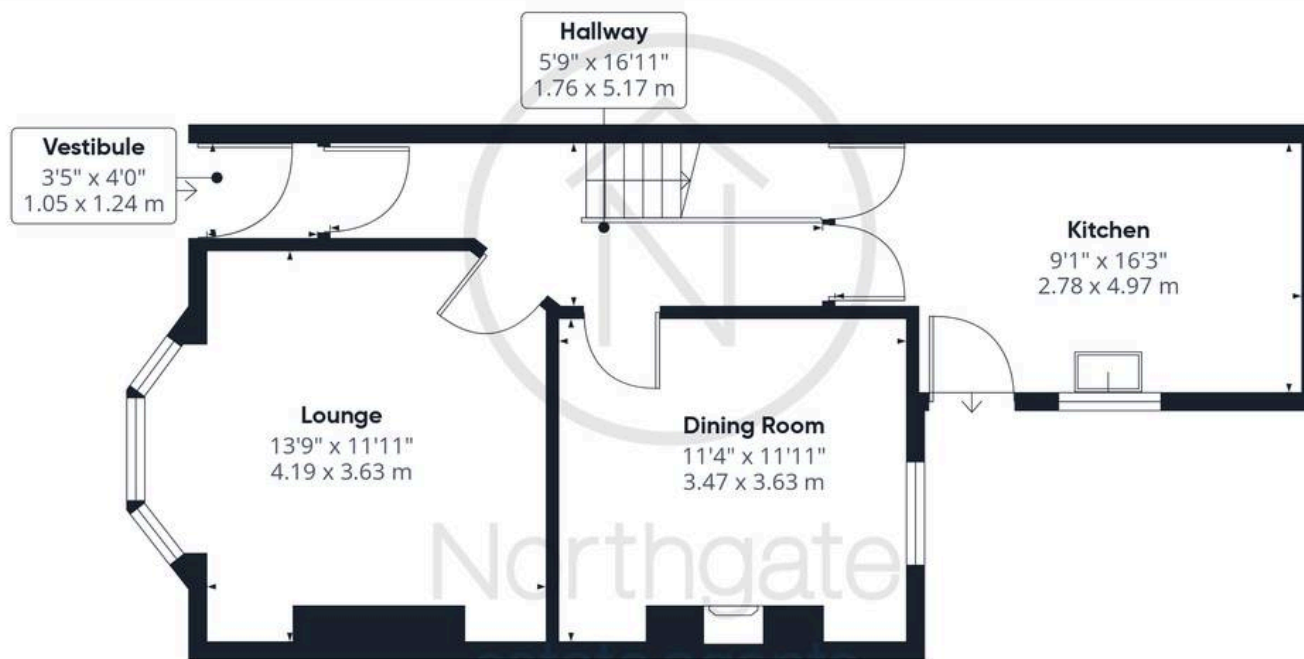
6' 0" x 5' 11" (1.84m x 1.80m)







Northgate  
estate agents

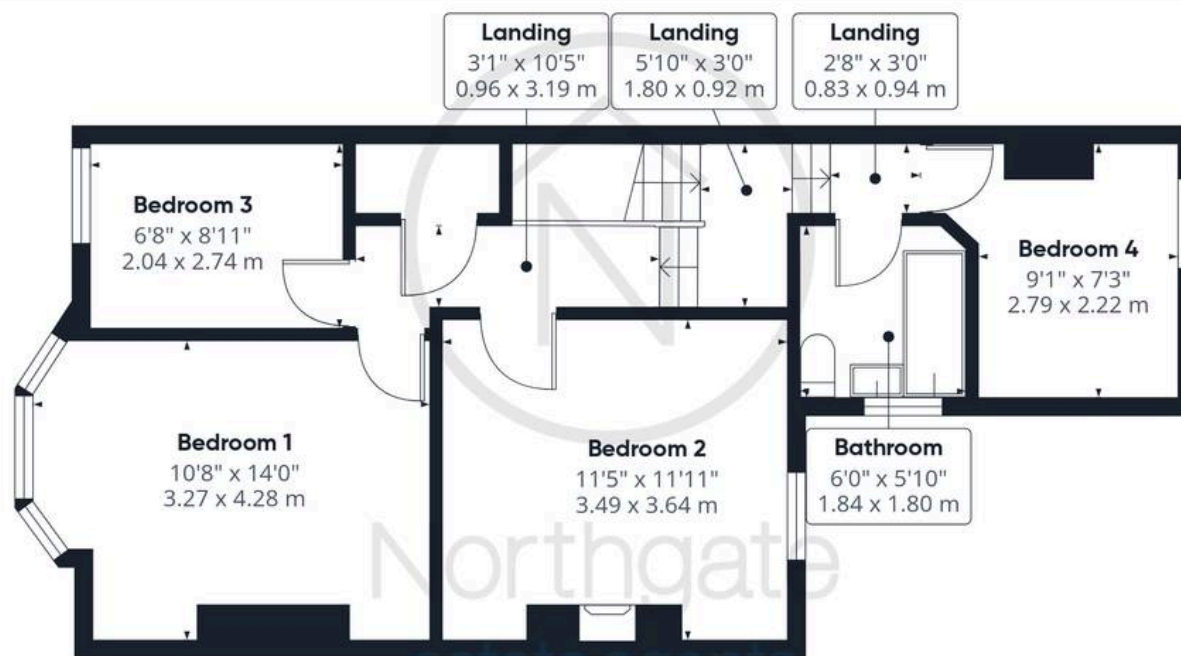


Ground Floor

Approximate total area<sup>(1)</sup>

1055 ft<sup>2</sup>

98 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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