

CARVERS

SALES & LETTINGS

97 Grange Road, Darlington

Darlington, DL1 5NN

House - Townhouse

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On the sought-after Grange Road in Darlington's desirable West End, this handsome late Victorian townhouse is a beautifully proportioned home, combining elegant original features with the comfort and practicality of modern living.

Offered to the market with no onward chain, it presents an exciting opportunity for those looking for a substantial and characterful family home in one of the area's most established locations. Together with it's south facing aspect and character windows throughout, the home is flooded with natural light creating a warm and inviting space.

Arranged over three floors, the property offers five well-proportioned bedrooms, providing excellent flexibility for family life, guests or those requiring dedicated home-working space. Two elegant reception rooms create a choice of spaces for both entertaining and relaxing, while the home's period character provides a distinctive backdrop throughout. With three bathrooms, the accommodation is particularly well suited to modern family living.

A true highlight is the gated, off-street parking, a rarity in Victorian townhouses, providing security for children and pets. The lower basement creates further potential to be developed for extension of the living accommodation or a peaceful place to retreat.

Grange Road is ideally placed within Darlington's West End, with a range of local amenities, reputable schools and transport links all within easy reach. The location combines the convenience of town living with the established residential feel for which the area is renowned.

A substantial and characterful period home in a highly desirable setting, this is a property with genuine presence and versatility. Early viewing is strongly recommended to fully appreciate the accommodation, proportions and character on offer.












MATISSE


MATISSE



























- Basement spanning the entire footprint of the home
- Late Victorian home rich in history
- Desirable West End location
- Off street parking secured with a gate
- Generous end-terrace
- Retained period features



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

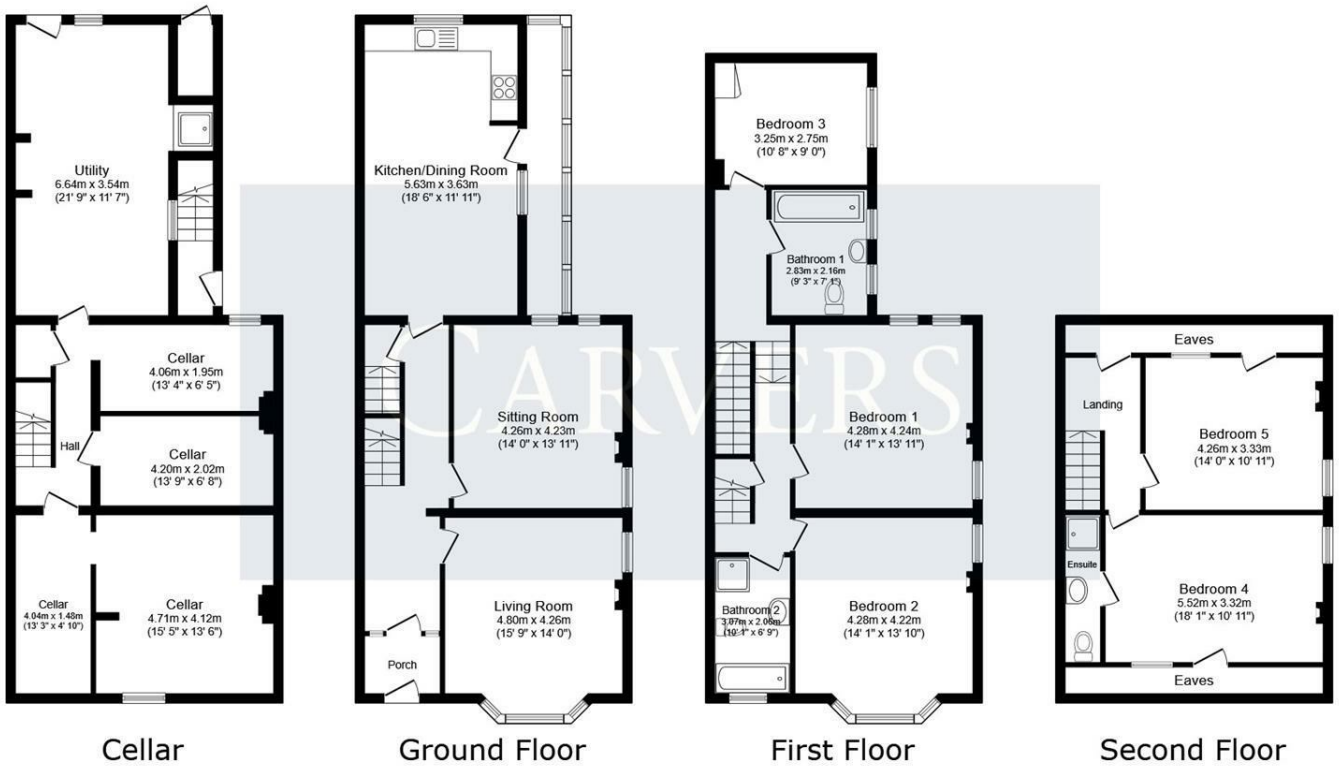
Property Size

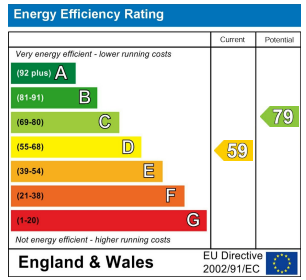
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
2098.00 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



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