



Victoria Embankment

Darlington DL1 5JR

Offers Over £169,995





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Victoria Embankment

Darlington DL1 5JR



- Four Bedrooms Plus Attic Room
- Overlooking Darlington Cricket Club
- No Chain

- Period Property with Original Features
- Off Street Parking to Rear
- Two Large Reception Rooms

- Close to Town Centre And South Park
- Larger Than Average
- EPC Rating D

Along the picturesque Victoria Embankment in Darlington, this splendid Victorian terraced house offers a delightful blend of charm and modern convenience. With four generously sized bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining.

One of the standout features of this home is the stunning views across the river, which overlook Darlington Cricket Club, providing a serene backdrop to your daily life. The property is conveniently located close to the town centre, ensuring that all essential amenities, shops, and services are just a short stroll away, and the renowned South Park is within minutes walk from the home. Additionally, the easy access to travel and transport links, with the main line train station being minutes away. The house boasts a charming character typical of Victorian architecture, with large rooms that are filled with natural light, creating a warm and inviting atmosphere. The property also includes parking for one vehicle, adding to the convenience of urban living.

This Victorian terraced house on Victoria Embankment is not just a home; it is a lifestyle choice that combines comfort, elegance, and accessibility. Do not miss the opportunity to make this remarkable property your own.

Entrance Vestibule

Door to front.

Entrance Hallway

With beech effect laminate flooring.

Lounge

127' x 138' (3.84m x 4.17m)
With upvc double glazed bay window to front, original deep, decorative coving to ceiling, feature fireplace with tiled hearth. Open aspect to dining room.

Dining Room

136' x 119' (4.11m x 3.58m)
Upvc double glazed window to rear, coving to ceiling and radiator.

Kitchen

127' x 91' (3.86 x 2.79)
Upvc double glazed window to side, wall, base and drawer units, including integrated wine rack, with contrasting work surfaces. Gas hob and eye level oven, stainless steel sink with mixer tap, under stairs storage, tiled floor and part tiled walls.

Rear Lobby

With access to bathroom and door to rear.

Bathroom

Upvc double glazed obscure window to side, P-shaped bath with shower over and screen, w.c, wash hand basin in vanity, part tiled walls and radiator.

First Floor Landing

With door leading to attic room and separate storage cupboard.

Bedroom One

112' x 128' (3.40m x 3.86m)
UPVC double glazed bay window to front and radiator.

Bedroom Two

131' x 108' (3.99m x 3.25m)
UPVC double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

97' x 95' (2.92m x 2.87m)
UPVC double glazed window to rear and radiator.

Separate W.C

Wc and wash hand basin.

Bedroom Four

97' x 66' (2.92m x 1.98m)
UPVC double glazed window to front and radiator.

Second Floor

Small landing area with UPVC velux window.

Attic Room

155' x 97' (4.70m x 2.92m)
Two Velux windows with integrated storage shelves.

Externally

To the front is a small courtyard.
To the rear is a rear yard offering off street parking, accessible via up and over garage door

Tenure

Freehold

Property Details

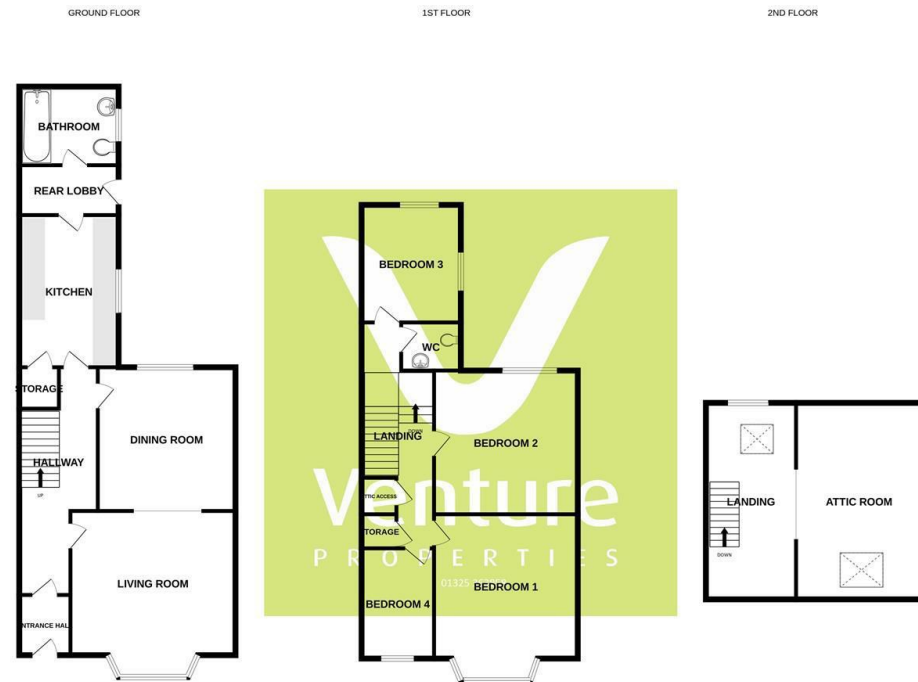
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,845
Conservation Area Victoria Embankment
Flood Risk Very low
Floor Area 1,302 ft 2 / 121 m 2
Plot size 0.02 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

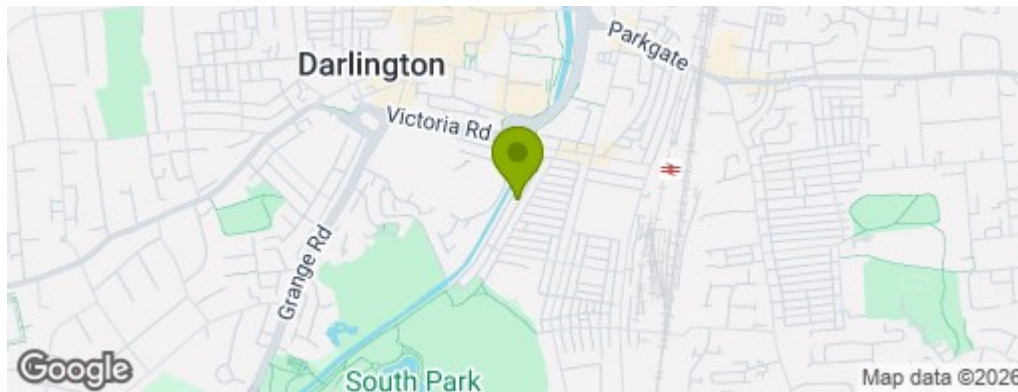
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com