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Clareville Road
Darlington, DL3 8NG
Price £240,000

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

Offered CHAIN FREE is this wonderful semi detached home in Darlington's West End. Offering a wonderful mix of modern and period features this extended two bedroom property is sure to attract attention. Ground floor accommodation consists of a panelled entrance hallway, living room with original art-deco fireplace, dining room with period fireplace, storage and open into the rear extension which offers rear French doors and electronically opening skylight. A well appointed kitchen and ground floor shower room complete the ground floor accommodation. The first floor holds two good sized double bedrooms and a separate refitted WC and bathroom. Externally the property offers a front garden with off street parking beside and a lawned rear garden with ramped patio ideal for wheelchair users. UPVC double glazing, modern gas boiler and decor mixed with period panelling and fireplaces create a cosy home packed with character. EPC rating C, Darlington Borough Council tax band C.





- Period and Modern Features
- Extended Ground Floor
- Bathroom and Ground Floor Shower Room
- Off Street Parking
- Two Bedrooms
- Two/Three Reception Rooms
- Easy Maintenance Rear Garden
- Recently Replaced Roof and Boiler

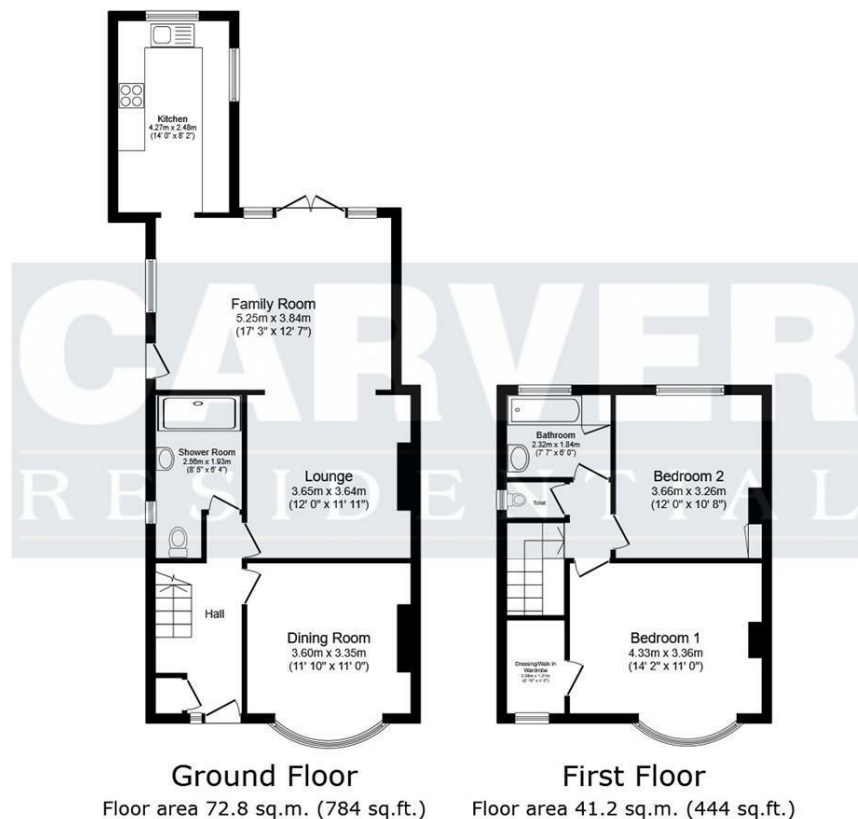
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 114.0 sq.m. (1,228 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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