Clifton Road, Darlington, DL1 5DY.
Offers in the region of £160,000

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'The Art of Property'

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Offers in the region of £160,000
Council Tax Band: A

A generous and significantly improved four-bedroom home, occupying an extremely advantageous position within easy walking distance of Darlington mainline railway station, the town centre and the idyllic South Park. The property has an EPC (Energy performance certificate) rating of C.

Immaculately presented throughout, this charming property combines traditional features, generous rooms and high ceilings with a range of modern enhancements. The ground floor offers a delightful flow from the welcoming lounge, featuring a multi-fuel stove, through to the dining room and into the beautifully appointed kitchen.

To the first floor are two double bedrooms and two single bedrooms, plus a contemporary family bathroom with underfloor heating and Spa-bath. Another fabulous feature is the stylist en-suite shower room to the second bedroom.
The property benefits from UPVC double glazing, together with two wooden double-glazed Velux windows in the loft, and gas central heating via a Baxi 800 boiler.

Externally, there is a pleasant front forecourt, while the rear enjoys a favourable westerly aspect and provides a lovely seating area with an enclosed decking section, further open yard space, artificial lawn and additional decking, ideal for relaxing and entertaining.

This is an inviting and versatile family home in a highly convenient location, offering excellent access to local amenities, transport links and green space.

Viewings are strongly recommended to fully appreciate the quality, space and improvements this attractive property has to offer.

Please note:
Council tax Band - A
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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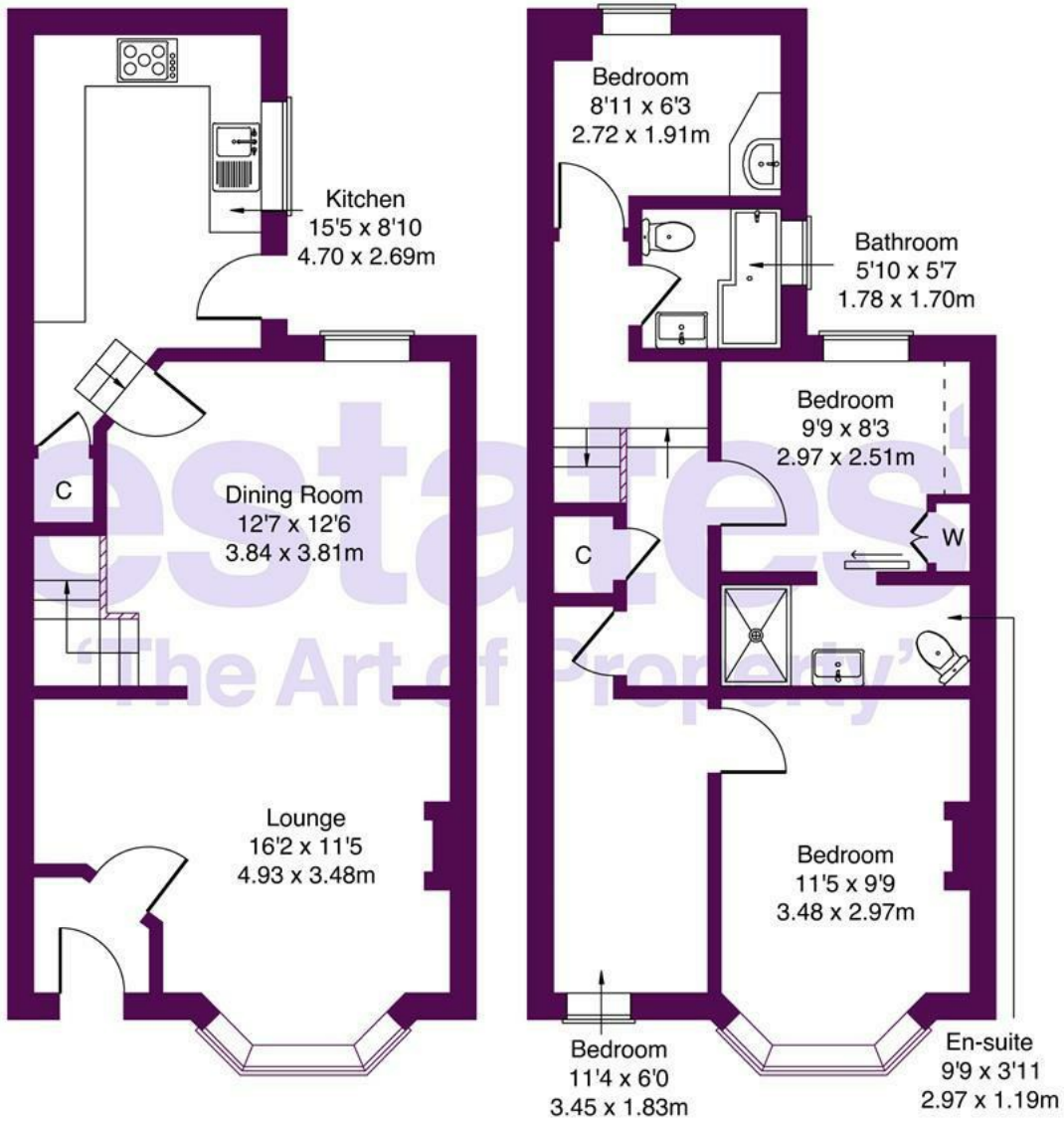
Approximate Gross Internal Area: (1040 sq ft - 97 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026

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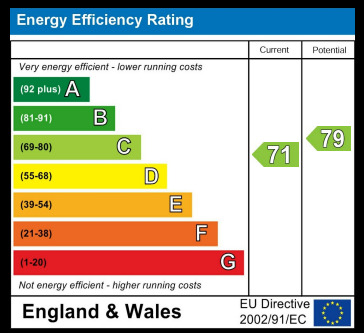
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