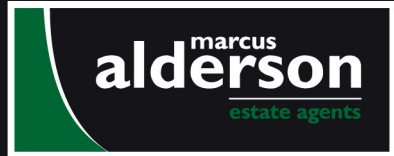




97 Grange Road, Darlington, DL1 5NN
£430,000



97 Grange Road, Darlington, DL1 5NN

A RARE GEM & Highly Recommended - FABULOUS LARGE 'West End' TOWN HOUSE (260sqm/2,798sqft) with 5 Double BEDROOMS & 3 BATH/SHOWER ROOMS, 5.66m (18'6") KITCHEN/DINING ROOM, Large LOUNGE & lovely SITTING ROOM (Wood-stove & Open Fire), Large usable CELLARS (5 Areas in all), classic high ceilings, light-filled accommodation & plenty of storage. Double Glazing & Gas Central Heating. Sun-trap ALFRESCO GARDEN AREA & 3-vehicle PARKING. Ideal for Family & Home Office use, or Multi-generational Accommodation. For Sale with NO ONWARD CHAIN.

GREAT LOCATION 3-minutes' walk to Sainsburys & minutes from the town centre. Mainline station 0.7 miles – LONDON Kings Cross 2 hours, 20 minutes; A1 (M) under 4 miles & A66 2 miles.

ENTRANCE VESTIBULE

Mosaic flooring.

ENTRANCE HALL 7.26m long overall (23'9" long overall)

Staircases to CELLARS (See below) & first floors.

LOUNGE 5.39m into bay x 4.80m (17'8" into bay x 15'8")

A lovely light-filled room with 3.05m (10'0") cornice ceiling with picture rail, elegant cast open fireplace (Woodstove not included) & dual aspect windows, including a wide, deep bay to the front.

SITTING ROOM 4.27m x 4.24m (14'0" x 13'10")

Another fabulous light-filled room with a classic 3.05m (10'0") cornice ceiling with picture rail, impressive fireplace & surround, & dual aspect windows to the side & rear.

KITCHEN & DINING ROOM 5.66m x 3.66m (18'6" x 12'0")

Fitted with a range of wall & floor units with Granite worktops & inset sink with Rudge & Co tap, larder & storage units. 6-ring gas range stove, dishwasher & space for fridge/freezer. Feature shelved chimney breast. Windows to side & rear & door to:

REAR PORCH 5.70m x 1.25m into sills

Glazed with door to side.

CELLARS

A vast space comprising 5 areas in all:

AREA 1: 5.56m x 3.55m 2.07m (6'9") ceiling height, Quarry tiled floor, 2 Belfast sinks, former shower recess, recessed old range, hot-water cylinder & Ideal gas boiler. Window & door to rear.

AREA 2: 4.03m x 1.50m Light & power.

AREA 3: 4.70m x 4.16m 1.96m (6'5") ceiling height. Light, power & coal chute.

AREA 4: 4.20m x 1.95m Strip-light & power.

AREA 5: 4.07m x 2.06m Strip-light & power.

FIRST FLOOR LANDING

Staircases to upper floor with built-in storage cupboard.

Double BEDROOM 1. 5.39m into bay x 4.29m (17'8" into bay x 14'0")

A lovely light-filled room with 2.75m (9'0") cornice ceiling with picture rail, range of wardrobes, feature fireplace & dual aspect windows, including a wide, deep bay to the front.

Double BEDROOM 2. 4.27m x 4.24m (14'0" x 13'10")

Again light-filled with 2.75m (9'0") cornice ceiling with picture rail, feature fireplace & dual aspect windows to the side & rear.

BATH/SHOWER ROOM (1) 3.07m x 2.05m (10'0" x 6'8")

Panelled bath, separate contoured shower cubicle, inset washbasin with cupboards under & WC. Cornice ceiling, down-lighting & window to front.

Double BEDROOM 3. 3.26m x 2.75m (10'8" x 9'0")

Feature fireplace with built-in wardrobe to side, picture rail & window to side.

BATH/SHOWER ROOM (2) 2.86m x 2.19m (9'4" x 7'2")

Panelled bath with shower over, inset washbasin with cupboards under & WC. Attractive tiling & 2 windows to side.

UPPER FLOOR LANDING

Rooflight & access to eaves storage.

Double BEDROOM 4. 5.15m x 3.36m (16'10" x 11'0")

Feature fireplace, range of wardrobes & access to eaves storage. Windows to front & side & door to:

EN SUITE SHOWER ROOM 3.24m x 0.84m (10'7" x 2'9")

Shower cubicle, washbasin & WC.

Double BEDROOM 5/OFFICE 4.25m x 3.36m (13'11" x 11'0")

Feature fireplace & access to eaves storage. Windows to side & rear.

OUTSIDE FRONT

Low brick boundary wall with iron railings & gate to lawned garden with shrub border & ornamental tree.

OUTSIDE REAR

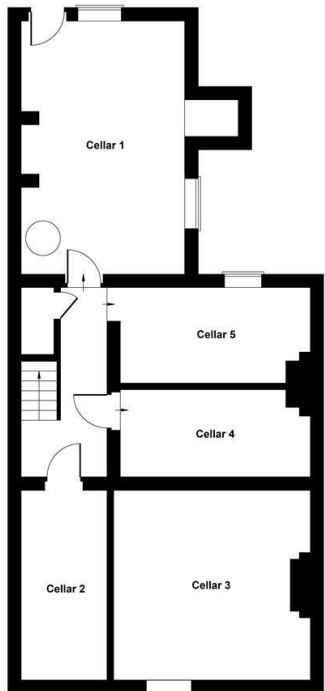
3-vehicle parking area & lovely, screened & sunny Al Fresco garden with stone flags & timber shed, bounded by brick walling & hedging.

NOTES

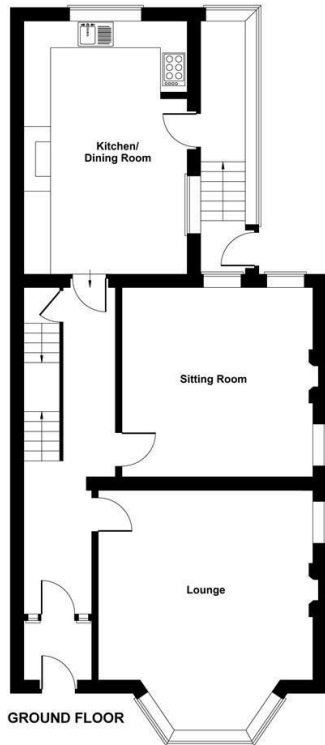
- (1) Freehold
- (2) Council Tax Band: E (Darlington Borough Council)
- (3) EPC: 59 D
- (4) Mains Water, Gas, Electricity & Drainage.



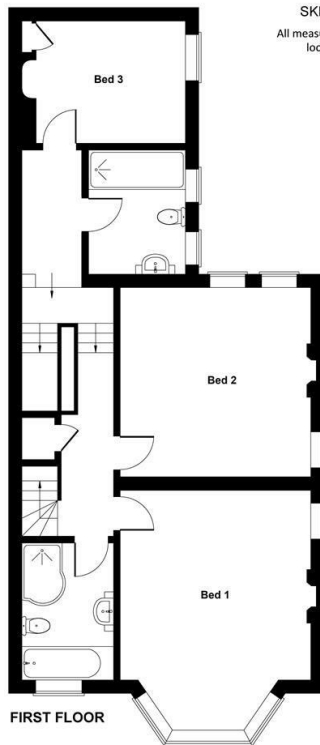
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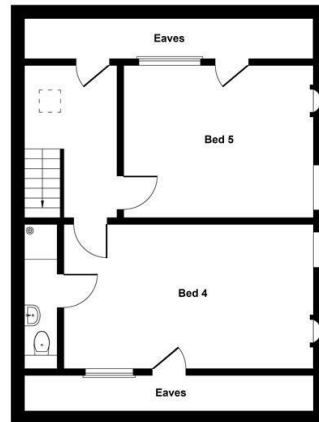
CELLARS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
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