



## Victoria Embankment

Darlington DL1 5JR

Offers Over £169,995





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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

12'7" x 13'8" (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

13'6" x 11'9" (4.11m x 3.58m)

Upvc double glazed window to rear, coving to ceiling and radiator.

### Kitchen

12'7" x 9'1" (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

11'2" x 12'8" (3.40m x 3.86m)

UPVC double glazed bay window to front and radiator.

### Bedroom Two

13'1" x 10'8" (3.99m x 3.25m)

UPVC double glazed window to rear, fitted wardrobes and radiator.

### Bedroom Three

9'7" x 9'5" (2.92m x 2.87m)

UPVC double glazed window to rear and radiator.

### Separate W.C

Wc and wash hand basin.

### Bedroom Four

9'7" x 6'6" (2.92m x 1.98m)

UPVC double glazed window to front and radiator.

### Second Floor

Small landing area with UPVC velux window.

### Attic Room

15'5" x 9'7" (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

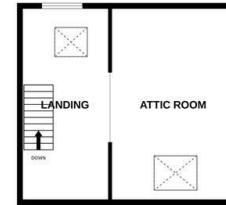
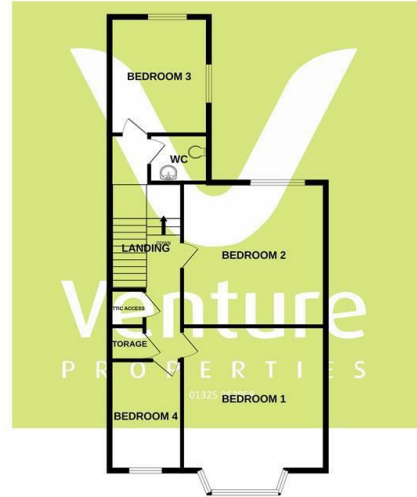
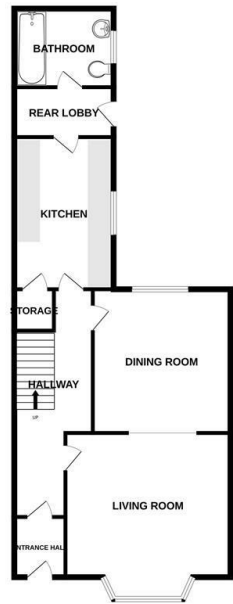
### Note

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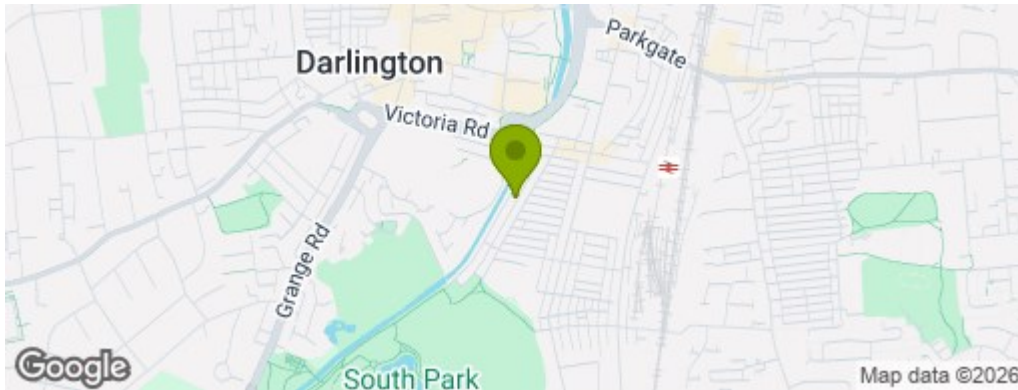
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

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