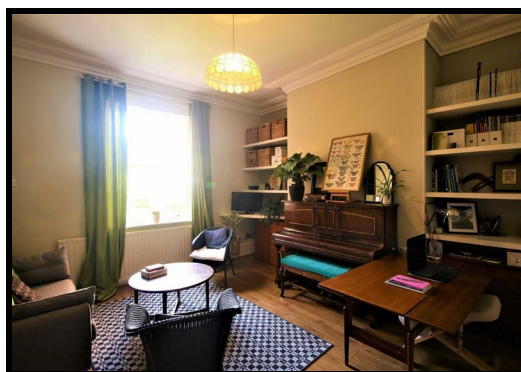
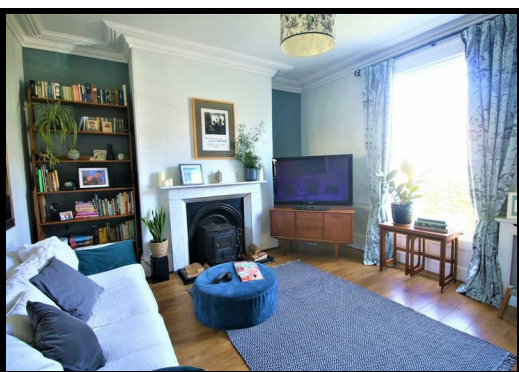




## **31 Cleveland Terrace, Darlington Offers In The Region Of £365,000**

A superb opportunity has arisen to acquire an outstanding Georgian grade II listed residence occupying a most pleasing position on Cleveland Terrace within the highly desirable west end of Darlington. With deceptively spacious accommodation and offering an abundance of charm and character in brief this delightful property is comprised of a welcoming entrance hallway, kitchen, dining room, a cloakroom, utility room, living room, a further reception room, four double bedrooms and a family bathroom. Externally to the front of the property there is a gravelled garden designed for low maintenance. To the rear of the property there is a beautifully presented and immaculately maintained south facing garden which is laid to lawn and complimented with an abundance of shrubs and planting. There is also a patio area which is ideal for outdoor entertaining and a garage which is accessed from the private rear gated lane. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 31 Cleveland Terrace, Darlington

## General Remarks

Offering an abundance of charm and character  
Retaining a wealth of period features  
Immaculately presented throughout  
Gas fired central heating  
Council Tax Band D  
We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

Cleveland Terrace is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. The property is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

A most welcoming entrance hallway warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring.

## Shower Room

The cloakroom has a tiled floor, a UPVC double glazed window and is fitted with a suite comprising of a double shower cubicle with an electric shower, a wash hand basin, a low level WC and a towel radiator.

## Kitchen

14'2" x 13'8" max

The kitchen is fitted with a range of wall, floor and drawer units with contrasting butcher block worktops incorporating a stainless steel sink and drainer. Warmed by a central heating radiator and benefiting from inset spotlights to the ceiling, a range cooker with an electric oven, gas hob with over head extractor hood, plumbing for an automatic dishwasher and a UPVC double glazed door which leads out to the rear garden.

## Dining Room

13'5" x 16'0"

The dining room is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a wood framed sash window, a traditional log burning stove and a large cupboard providing useful storage.

## Living Room

14'0" x 16'0"

The living room has a wood framed sash window overlooking the front of the property. Warmed by a central heating radiator and benefiting from

laminated flooring and a granite fire surround with cast iron inserts and a log burning stove.

## Reception Room

14'11" x 13'8"

A further versatile reception room with a wood framed sash window overlooking the rear of the property. Warmed by a central heating radiator and benefiting from laminated flooring and two shelving units providing useful storage.

## Utility Room

9'11" x 5'1"

The utility room has a range of floor units with contrasting worktops incorporating a Belfast sink. The utility room has two cupboards providing useful storage, space for an under counter fridge / freezer and a UPVC double glazed door which leads out to the rear garden.

## Bedroom One

14'10" x 11'9"

A double bedroom with a wood framed sash window overlooking the rear of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

## Bedroom Two

14'1" x 11'5"

With a wood framed sash window overlooking the front of the property a further double bedroom warmed by a central heating radiator and benefiting from wood floor boards.

## Bedroom Three

10'7" x 8'11"

Overlooking the front elevation of the property a further double bedroom warmed by a central heating radiator and benefiting from a wood framed sash window.

## Bathroom

The spacious bathroom has a tiled floor, partially tiled walls, electric under floor heating, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath, a double shower cubicle with shower, two wash hand basins, a low level WC and a towel radiator.

## Bedroom Four

14'8" x 19'2"

An extremely spacious double bedroom situated on the fourth floor of the property. Warmed by a central heating radiator and benefiting from eves storage and a wooden fire surround.

## Externally

Externally to the front of the property there is a gravelled garden designed for low maintenance. To the rear of the property there is a beautifully presented and immaculately maintained south facing garden which is laid to lawn and complimented with an abundance of shrubs and planting. There is also a patio area which is ideal for outdoor entertaining and a garage which is accessed from the private gated rear lane.

