



88 Coniscliffe Road, Darlington Offers Over £310,000

Offered For Sale with NO ONWARD CHAIN. A superb opportunity has arisen to acquire a double fronted Victorian Town house situated on Coniscliffe Road within the highly desirable west end of Darlington, some modernisation may be needed, which is reflected in the price. This residence offers deceptively spacious accommodation and retains many period features. In brief this property is comprised of an entrance porch way, an entrance hallway, a living room, sitting room, dining room, kitchen, a cloakroom and a cellar. A staircase leads to a half landing where there is a room fitted with a low level WC. A further staircase leads to the first floor landing where there is a principal bedroom with an ensuite bathroom, three further double bedrooms and a family bathroom. Externally to the front of the property there is a low maintenance garden which is complimented with a variety of mature shrubs and plants. To the rear of the property there is a gravelled garden which has been designed for low maintenance. The garden has a variety of mature trees and shrubs. There is also a large double garage with an electric door. We recommend viewings at the earliest opportunity to avoid disappointment.



88 Coniscliffe Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a four bed roomed Town House occupying a most pleasing position on Coniscliffe Road within the highly desirable west end of Darlington.

Gas fired central heating

Council Tax band D

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Location

The property is situated on Coniscliffe Road within the prestigious west end of Darlington. Superbly positioned within 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, Hummersknott Academy and Carmel School. 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.

Entrance Porch Way

The property is entered through a door leading into an entrance porch way. The porch way has a tiled floor and a dado rail. A partially glazed door leads in to the entrance hallway.

Entrance Hallway

The entrance hallway is warmed by a central heating radiator. A door leads to a room providing useful storage and is fitted with a low level WC, a further door leads in to the cellar.

Living Room

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a wood framed sash bay window and a feature fire place.

Sitting Room

The sitting room is warmed by a central heating radiator and benefits from a wooden fire surround and a wood framed sash bay window overlooking the front elevation of the property.

Dining Room

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a wooden fire surround with cast iron inserts, built in cupboards providing useful

storage and Aluminium framed patio doors which lead out to the rear garden.

Kitchen

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from built in cupboards providing useful storage, a floor standing central heating boiler and an adjacent scullery. The scullery has vinyl flooring, a window to the side elevation and a pantry.

First floor landing.

A staircase leads to a half landing which is warmed by a central heating radiator, has a stained glass window and has a room fitted with a low level WC. A further staircase leads to the first floor landing.

Bedroom One

A double bedroom warmed by a central heating radiator and benefits from a wood framed sash window overlooking the front of the property and an adjoining en suite bathroom.

En Suite Bathroom

The en suite bathroom is fitted with a suite comprising of a panelled bath with over head shower, a wash hand basin and a low level WC.

Bedroom Two

A double bedroom with a wood framed sash window overlooking the front of the property. Warmed by a central heating radiator and benefiting from a cupboard providing useful storage and a period cast iron fire place with tiled inserts.

Bedroom Three

A double bedroom warmed by a central heating radiator and benefiting from a sash window overlooking the rear elevation of the property.

Bedroom Four

With a sash window overlooking the front of the property a double bedroom warmed by a central heating radiator.

Bathroom

The bathroom is fitted with a suite comprising of a panelled bath with over head electric shower and a wash hand basin. There is a window overlooking the rear of the property.

Externally

Externally to the front of the property there is a low maintenance garden which is complimented with a variety of mature shrubs and plants. To the rear of the property there is a gravelled garden which has been designed for low maintenance. The garden has a variety of mature trees and shrubs. There is also a large double garage.

