



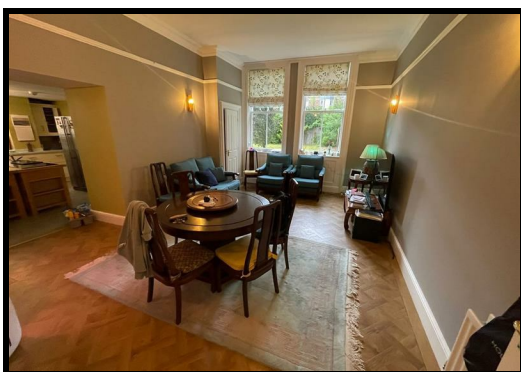
36 Trinity Road, Darlington. Asking Price £330,000

Situated on the charming Trinity Road within the desirable West end of Darlington, this exquisite ground floor apartment is set within a stunning Victorian villa, offering a perfect blend of classic elegance and modern living. With two spacious reception rooms, this property provides ample space for relaxation and entertaining, making it an ideal home for both individuals and small families.

The apartment features two well-appointed bedrooms, ensuring comfort and privacy for all occupants. Additionally, there are two bathrooms, which is a rare find in such a property, providing convenience and ease for daily routines.

The Victorian architecture of the villa adds a touch of historical charm, while the ground floor location offers easy access and a sense of community. Residents will appreciate the surrounding area, which boasts a variety of local amenities, parks, and transport links, making it a desirable place to live.

This apartment is not just a home; it is a lifestyle choice, combining the beauty of Victorian design with the practicality of modern living. This is a wonderful opportunity to enjoy a unique living experience in Darlington.



36 Trinity Road, Darlington.

General Remarks

A beautifully presented ground floor apartment situated in a stunning Victorian Villa on Trinity Road within the heart of the desirable west end of Darlington.

Gas fired central heating

Offering an abundance of charm and character and retaining many period features

Council Tax band E

We welcome viewings at the earliest opportunity to avoid disappointment.

Location

Trinity Road is situated within the heart of the desirable west end of Darlington. This stunning residence is superbly positioned 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. 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. The property is also within the catchment area for a number of first class local Schools and Colleges including Abbey Road Infant and Junior School's, Hummersknott Academy, Carmel School and Sixth form college and Queen Elizabeth Sixth form college.

Entrance Porch Way

This truly stunning Victorian Villa is entered through a wooden entrance door leading in to an entrance porch way. The porch way is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from the original tiled floor. A beautiful door with windows above and to either side lead in to the welcoming entrance hallway.

Entrance Hallway

A most welcoming entrance hallway warmed by a central heating radiator and tastefully decorated in neutral tones.

Living Room

13'1" x 19'2"

The beautifully presented living room offers an abundance of natural light courtesy of the original sash bay window with fine views overlooking the front of the property. Warmed by three central heating radiators, tastefully decorated and benefiting from a traditional picture rail, a wood fire surround with a marble hearth and insert and stunning Karndean flooring.

Dining Room / Bedroom Three

The dining room is warmed by a central heating radiator, is tastefully decorated and benefits from two original sash windows overlooking the side of the property, a traditional picture rail, a cupboard providing useful storage and Karndean flooring. An arch way leads in to the kitchen. This room could also be used as a third bedroom.

Kitchen / Breakfast Room

12'11" x 12'6"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and

drainer. The kitchen is warmed by a central heating radiator and benefits from Karndean flooring, wood framed sash windows and a number of integrated appliances including an electric oven with gas hob, a microwave and an AEG dishwasher. There is ample room for a dining table.

Utility Room

The useful utility room is fitted with a range of wall and floor units with contrasting worktops incorporating a sink and drainer. The utility room benefits from a sash window, tiled flooring, plumbing for an automatic washing machine and a cupboard which houses the central heating boiler.

Bedroom One

15'1" x 19'5"

A double bedroom which is tastefully decorated. Warmed by two central heating radiators and benefiting from wood flooring, an original large sash bay window overlooking the front of the property and a feature fire place.

Bedroom Two

14'6" x 16'0"

A further double bedroom with original sash windows to the rear and side elevations. Warmed by a central heating radiator, tastefully decorated and benefiting from an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room has vinyl flooring, a window, inset spotlights and is fitted with a modern suite comprising of a shower cubicle with a shower, a wash hand basin and a low level WC.

Bathroom

8'2" x 5'8"

The bathroom has vinyl flooring, partially tiled walls and is fitted with a suite comprising of a panelled bath, a wash hand basin inset in to a vanity unit, a low level WC and a towel radiator.

Externally

Externally the property benefits from immaculately presented and beautifully maintained communal gardens to the front of the property and a single garage providing off road car parking to the side of the property.

