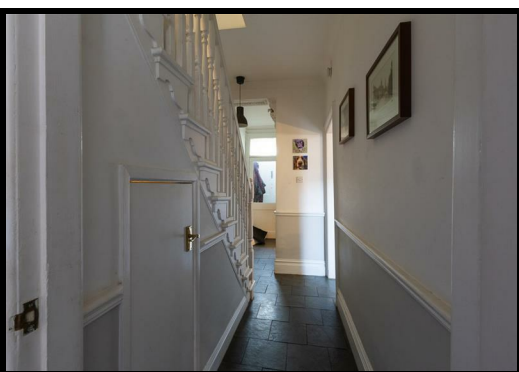




19 Victoria Embankment, Darlington Offers Over £185,000

Offered For Sale with no onward chain. A unique opportunity has arisen to acquire a Victorian period Town House occupying an extremely pleasing position on Victoria Embankment within a short walking distance of Darlington Town Centre. Offering an abundance of charm and character this beautiful residence offers a wealth of period features. Internal viewing will reveal an entrance vestibule, a beautifully appointed lounge, a dining room, a superb kitchen and a cloakroom. To the first floor of the property there are three good sized bedrooms and a modern family bathroom. To the second floor of the property there is an attic room / fourth bedroom. Externally to the front of the property there is a forecourt garden. To the rear of the property there is an enclosed rear yard with gated access to the rear alleyway.



19 Victoria Embankment, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a beautifully presented three bed roomed Victorian Town House occupying a most pleasing position on Victoria Embankment,

Gas fired central heating

Double glazed windows throughout

Council Tax band B

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Victoria Embankment 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. The property is ideally situated for accessing first class local Schools including The Federation of Abbey Infant and Junior school, St Augustine's Primary School and Polam Hall 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 Vestibule

The property is entered through a wooden door leading into an entrance vestibule. The entrance vestibule benefits from a tiled floor. A part glazed door leads into the entrance hallway.

Entrance Hallway

A most welcoming entrance hallway benefiting from a tiled floor and a cupboard providing useful storage.

Cloakroom

The cloakroom is warmed by a central heating radiator, has a UPVC double glazed window, vinyl flooring, plumbing for an automatic washing machine and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

Reception Room One

13'1" x 12'5"

A beautifully presented reception room warmed by a central heating radiator and tastefully decorated in neutral tones. This reception room benefits from a wood framed double glazed bay window overlooking the front elevation of the property, wood effect laminated flooring and a cast iron fire place with a tiled hearth and a gas fire.

Reception Room Two

13'1" x 10'7"

With UPVC double glazed French doors overlooking the rear elevation of the property a further reception room warmed by a central heating radiator, beautifully presented and benefiting from stripped floor boards.

Kitchen

15'10" x 8'2"

The modern and most contemporary kitchen is simply stunning. 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 vinyl flooring, an extractor hood, plumbing for an automatic washing machine and space for a number of appliances. A wooden door leads out to the rear of the property.

First Floor Landing

A staircase leads to the first floor landing. The landing has a cupboard providing useful storage and a further stair case which leads to the attic room.

Bedroom One

16'11" x 12'5"

A double bedroom offering an abundance of natural light courtesy of the large wood framed double glazed Bay window and a further double glazed window both overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from laminated flooring, a cupboard providing useful storage and a wooden fire surround with a cast iron insert.

Bedroom Two

13'1" x 10'7"

A further double bedroom warmed by a central heating radiator with a UPVC double glazed window overlooking the rear elevation of the property.

Bedroom Three

10'11" x 5'4"

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

Bathroom

4'10" x 8'5"

The bathroom has a UPVC double glazed window, vinyl flooring and is fitted with a modern suite comprising panelled bath with shower over and shower screen, a low level WC, a wash hand basin and a heated towel radiator.

Attic Room / Bedroom Four

17'3" x 11'6"

With Velux windows to the front and rear elevations and storage into the eaves.

Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is an enclosed rear yard with gated access to the rear alleyway.

