



Victoria Embankment, Darlington, DL1 5JS



This is an ideal opportunity to acquire a period **FOUR/FIVE BEDROOM VICTORIAN TERRACED HOUSE** which lies within walking distance of Darlington town centre. The property has been well maintained and improved throughout and still retains much of its original character. It benefits from **GAS CENTRAL HEATING** (rads) together with **SEALED UNIT DOUBLE GLAZING**. The roof was refitted approximately 5 years ago and insulated fully with Kingspan. We would have thought that the accommodation would best suit the needs of a family as there is good living and sleeping accommodation. In brief the accommodation comprises: entrance vestibule, hall, lounge, dining room, kitchen, lobby and wet room, four bedrooms to the first floor, bathroom/w.c., fifth bedroom to the second floor, forecourt to the front and cobbled rear yard.

ASKING PRICE - £165,000



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ENTRANCE VESTIBULE

RECEPTION HALLWAY:

With an original mosaic tiled floor, double central heating radiator and corniced ceiling.

LOUNGE: 13'4x15' (4.06m x 4.57m) - into bay

Situated to the front with a corniced ceiling, double glazed bay window, an original slate fireplace with tiled inset and hearth, real flame type gas fire and a stripped wood floor.

DINING ROOM: 11'2x12'9 (3.40m x 3.89m)

Situated to the rear with a double glazed window, double central heating radiator, an attractive fireplace with cast inset and a real flame type gas fire, fitted cupboards, corniced ceiling, picture rail and an original stripped wood floor.

KITCHEN: 7'5x11'3 (2.26m x 3.43m)

Situated to the rear with double glazed windows, a good range of wall and floor units with laminate top work surfaces, split level cooking facilities comprising gas hob, oven and cooker hood, stainless steel sink unit, ceramic tiled floor, double central heating radiator and access to the cellar.

REAR LOBBY:

With a double glazed security back door.

WET ROOM:

With a wash hand basin and low level w.c., fully tiled Travertine marble walls, tiled floor, under floor heating, heated towel rail, shower with screen and shower area.

FIRST FLOOR LANDING

BEDROOM ONE: 12'9x11'5 (3.89m x 3.48m)

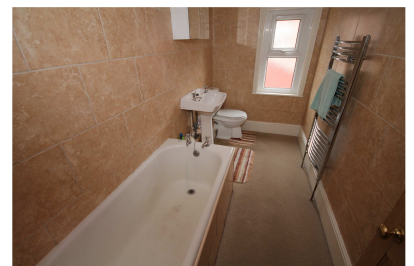
Situated to the front with a PVC double glazed sash window, corniced ceiling and a pedestal wash hand basin.

BEDROOM TWO: 11'5x12'9 (3.48m x 3.89m)

Situated to the rear with a double central heating radiator, pedestal wash hand basin, cast iron fireplace, fitted cupboard and double glazed sash window.

BEDROOM THREE: 9'7x5'8 (2.92m x 1.73m)

Situated to the front with a central heating radiator, double glazed sash window and storage cupboard.

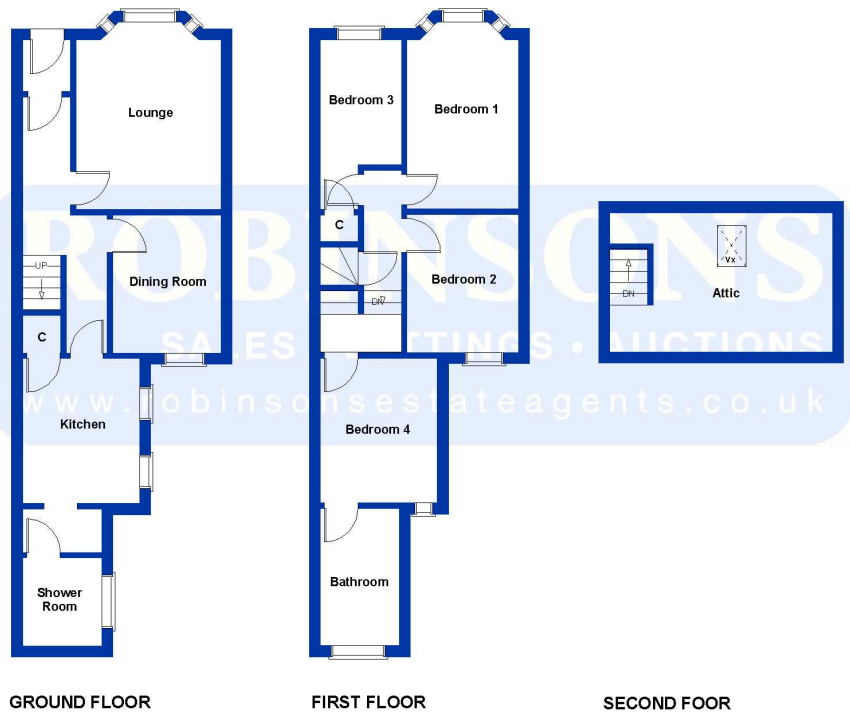


BEDROOM FOUR: 11'4x8'8 (3.45m x 2.64m)
 Situated to the rear with plumbing for an automatic washer, double glazed sash window, blind, cast iron fireplace and a gas boiler which is approximately 3 months old (providing central heating and domestic hot water).

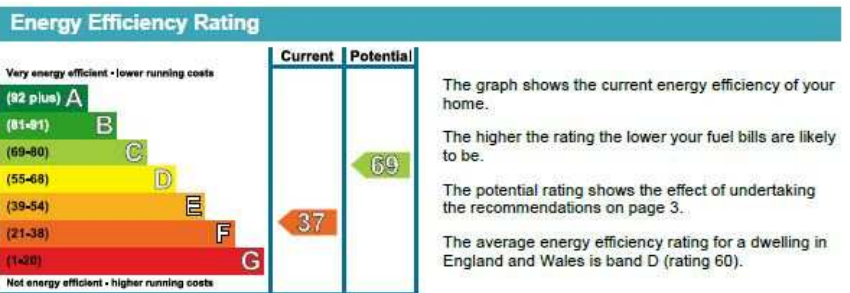
BATHROOM/W.C.
 Combined with a panelled bath, pedestal wash hand basin and low level w.c., double glazed window, fully tiled walls and a heated towel rail.

ATTIC ROOM/BEDROOM FIVE:
 17'x14'5 (5.18m x 4.39m)
 Running front to rear with a double central heating radiator, pedestal wash hand basin and double glazed Velux window.

OUTSIDE:
 The property has a forecourt at front and a small enclosed cobbled yard with an up and over door allowing small car access.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
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