



country properties
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Grange Road
Darlington, DL1 5NT

Offers in the region of £350,000

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A fine example of period living, offering abundance of features throughout including Arts and Crafts fire surrounds, deep skirting boards, period panel doors, panelling, cornices etc all adding to the charm and character that this extensive property offers.

On entering the property you will get feel of the space and size that this grand home has to offer with high ceilings throughout, with return staircase giving access to both the lower ground and the first and second floors. To the ground floor, there is a sizeable drawing room with original Arts and Crafts fireplace, separate formal dining room and study room. To the lower ground floor, there is a kitchen/breakfast room with quality units, recess lighting to ceiling, original range style oven, twin aspect windows allowing a large degree of natural light in, opening into family room with feature Arts and Crafts fireplace, there is a cloakroom/WC and fully double glazed garden room with slate tile flooring and a handy utility room. To the first and second floors there are five bedrooms and two bathrooms. Externally, there is a mature and established low maintenance garden to the front of the property with attractive stone tiled patio, whilst to the rear there is an added advantage of a private, walled garden with patio, lawn, useful garden store. This is a property which only upon internal viewing can be appreciated by the discerning buyer. Grange Road is located within the heart of the West End of Darlington within minutes walking distance to the vibrant town centre and excellent West End schooling.





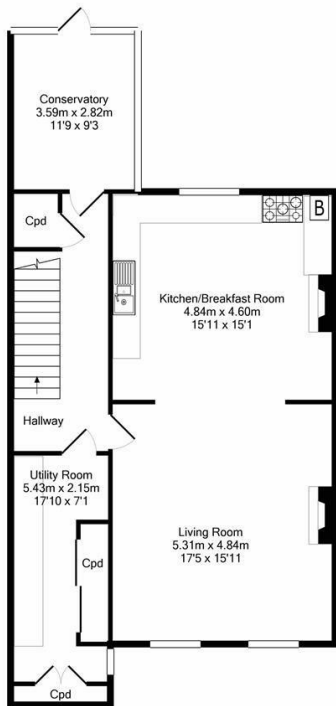
- Retaining many period features
- Light and airy living accommodation
- 5 bedrooms
- Within minutes walking distance to the town centre and West End schooling
- Charm and character throughout
- Set over 4 floors
- West End location

GENERAL INFORMATION

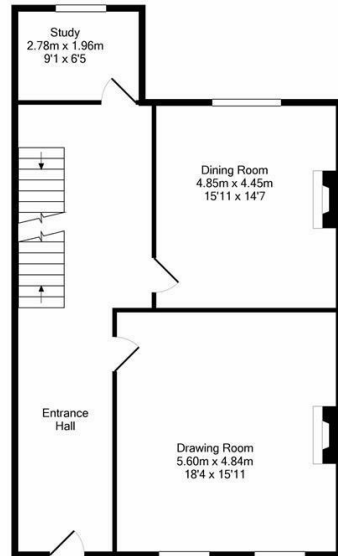
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage. Double glazing

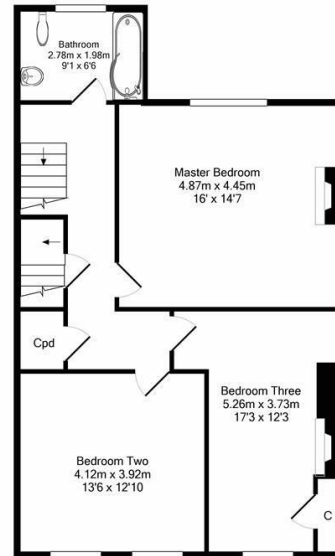
Local Authority: Darlington Borough Council (Tax Banding E)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 82.8 SQ.M.
(891 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 75.8 SQ.M.
(816 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 75.2 SQ.M.
(809 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 52.3 SQ.M.
(562 SQ.FT.)

GRANGE ROAD, DARLINGTON, DL1 5NT.
TOTAL APPROX. FLOOR AREA 286.1 SQ.M. (3079 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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