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NICK & GORDON
CARVER
RESIDENTIAL



14, Fife Road, Darlington, DL3 7SY
Offers over £300,000

Offered for sale with NO ONWARD CHAIN this deceptively spacious five bedroomed period town house retains many period features throughout all adding to the charm and character, and needs to be viewed internally to be fully appreciated, where you cannot fail to be impressed by the size and period features throughout. To the ground floor there is a large reception hall with return staircase, two sizeable reception rooms, kitchen and handy utility room, whilst to the first and second floors there are five bedrooms and two bathroom/wcs. Externally there is a mature established forecourt garden with access gate and footpath there is an up and over door allowing off road parking for a small vehicle, low maintenance garden area and useful storage area.

Fife Road is located within the heart of the West End of Darlington within easy walking distance to excellent schooling including St Augustines, Abbey Road, Mowden and secondary West End schooling. The property is also well placed for ease of access to the vibrant town centre.



GENERAL REMARKS

Gas Fired Central Heating
Period Features

RECEPTION HALL

Storm door opening into sizeable reception hallway with stripped and polished floorboards, stunning period return balustrade staircase giving access to first floor accommodation, cornice ceiling and period panelled doors opening onto all ground floor accommodation.

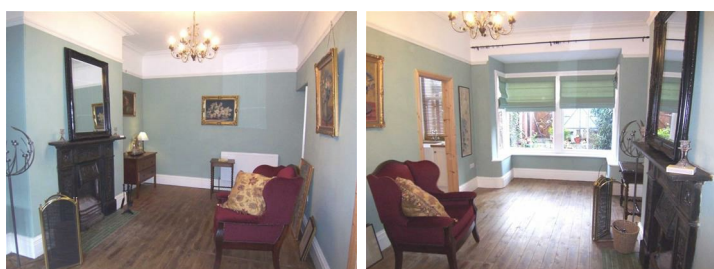
DRAWING ROOM

15'8" x 11'5" (4.77 x 3.48)

A superbly appointed spacious reception room situated to the front of the property having sash window to front elevation, stripped and polished floorboards, stunning feature fireplace with living flame coal effect gas fire, tiled hearth and inlay.

DINING ROOM

18'1" x 10'5" (5.50 x 3.18)



Again a further formal reception room situated to the rear of the property having stunning period cast iron fireplace with open grate and tiled hearth, two sash windows to rear elevation.

KITCHEN

9'11" x 12'8" (3.02 x 3.87)

Fitted with an inset Belfast sink with antique style mixer tap, fitted base units, woodblock working surfaces, range style oven, radiator, useful understairs storage cupboard.

UTILITY ROOM

12'1" x 6'3" (3.68 x 1.90)

With inset stainless steel sink unit with mixer tap, plumbing and space for automatic washing machine, wall mounted gas fired boiler for domestic hot water and central heating, radiator, power sockets, access door to rear courtyard garden.

FIRST FLOOR LANDING

A spacious area giving access to all first floor accommodation and further staircase giving access to second floor. Panelled door opening into:

MASTER BEDROOM

15'3" x 13'1" (4.66 x 3.98)

A sizeable spacious bedroom with walk-in bay to front elevation, period cast iron fireplace with tiled hearth, stripped and polished floorboards, built-in shelved store cupboard, cornice ceiling and picture rail.

BEDROOM TWO

15'11" x 10'6" (4.85 x 3.20)

Again a further sizeable double bedroom with period cast iron fireplace with inset tiled hearth and inlay, stripped and polished floorboards, sash window to rear elevation, useful built-in wardrobes with overhead storage.

BEDROOM THREE

6'4" x 8'4" (1.92 x 2.53)

Again a good sized third bedroom situated to the front of the property with moulded picture rail.

FAMILY BATHROOM/WC

10'2" x 10'0" (3.10 x 3.05)

With quality suite having high level WC, feature free standing bath with claw feet and chrome antique style mixer tap, pedestal wash hand basin with chrome taps, shower cubicle with chrome rain shower above, useful store shelving, ceramic tiled surrounds, sash windows to rear elevation, chrome heated towel rail, partly tiled surrounds and extractor fan.

SECOND FLOOR LANDING

Giving access to all second floor accommodation.

BEDROOM FOUR

15'1" x 19'7" (4.60 x 5.98)

A further double bedroom with cast iron fire surround, stripped and polished floorboards, two sash windows to front elevation, radiator and power sockets.

BEDROOM FIVE

16'2" x 9'4" (4.94 x 2.84)

Situated to the rear of the property with feature period fire surround, sash window to rear elevation, stripped and polished floorboards and power sockets.

BATHROOM/WC



Having quality white suite, low level WC, pedestal wash hand basin, free standing bath with claw feet and chrome mixer tap, roof light and radiator.

FRONT FORECOURT

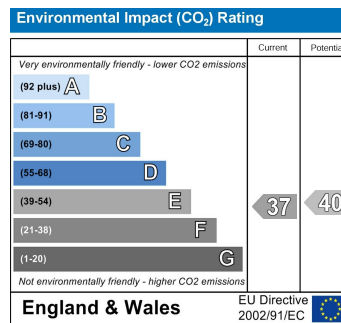
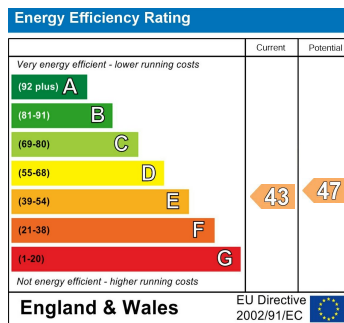
The property occupies a superb position within walking distance to town centre amenities and excellent schooling. To the front there is a small forecourt garden.

REAR COURTYARD

Enclosed courtyard garden, which has been designed for low maintenance, stocked with an abundance of mature shrubs and up and over door to useful store shed.



Sketch Plan: Not To Scale. For Illustrative Purposes Only
Plan produced using The Mobile Agent.



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80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk