



**** SIZEABLE FOUR/FIVE BEDS **** **** SUBSTANTIAL ACCOMMODATION OVER THREE FLOORS ****
**** SUMPTUOUS INTERIOR DESIGN **** **** POPULAR TOWN CENTRE LOCATION **** **** TWO BATHROOMS ****

We have pleasure in marketing this impressive four/five bedroom town house providing excellent family living accommodation located within walking distance of the town centre and railway station. It will certainly appeal to a variety of buyers including those commuting to the North and South, first time buyer, growing family or as an investment opportunity.

It is a wonderfully welcoming and relaxed family home with well proportioned, flexible rooms perfect for the coming and goings of an active family life. The lower ground floor will certainly not fail to impress featuring a luxurious bathroom with a roll top bath and separate shower cubicle. There is a versatile reception room/bedroom five which could also be used as a home office. We have no hesitation in recommending an internal viewing to fully appreciate the quality and size of this property with early viewings highly recommended to avoid disappointment.

GROUND FLOOR

A light and airy hallway with Oak flooring giving an excellent first impression and an open spindle balustrade leading to the first floor. An excellent sized principal reception room situated to the front with a bay window flooding the room with natural light. A spacious kitchen providing an excellent range of units and split level cooking facilities. A small inner hallway with stairs to the first floor leading to a shower room.

FIRST FLOOR

A landing with a useful storage cupboard and four well dressed bedrooms, two doubles and two singles.

LOWER GROUND

There is a hallway with a truly impressive bathroom with four piece suite and inset lighting, an option for a fifth bedroom which also has a lounge area it has a gentle ambience which is so often sought but, not often found.

Pensbury Street, Darlington, DL1 5LH
5 Bed - House - Mid Terrace
Offers In The Region Of £130,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

EXTERNALLY

There is a pleasant forecourt to the front and a garden to the rear which is considered low maintenance also featuring a store room.

ENTRANCE HALLWAY

PRINCIPAL RECEPTION ROOM

13'9x13'1 (4.19mx3.99m)

KITCHEN

12'x12'9 (3.66mx3.89m)

INNER HALLWAY

SHOWER ROOM/W.C.

FIRST FLOOR LANDING

BEDROOM

12'1x12'4 (3.68mx3.76m)

BEDROOM

12'1x13'2 (3.68mx4.01m)

BEDROOM

10'6x10' (3.20mx3.05m)

BEDROOM

5'8x9'9 (1.73mx2.97m)

LOWER GROUND FLOOR

HALLWAY

LOUNGE AREA

12'x12' (3.66mx3.66m)

BEDROOM SECTION

10'7x12' (3.23mx3.66m)

BATHROOM

REAR YARD

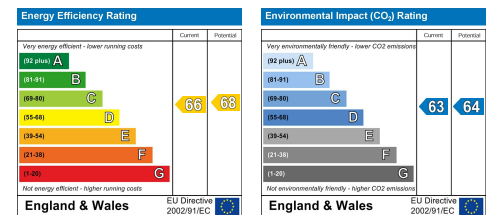
FRONT EXTERNAL



7 Duke Street, Darlington, Durham, DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.