



**** FABULOUS TRADITIONAL THREE DOUBLE BED SEMI DETACHED ** ** DURTONA KITCHEN ****
**** WEST END LOCATION ** ** LARGE REAR GARDEN WITH SUMMER HOUSE ****
**** GARAGE AND WORKSHOP ****

We anticipate demand to be high for this improved and extremely well cared for semi detached property located in the prestigious West End of Darlington which lies within the catchment of excellent schooling.

The property is within easy reach of the town centre, transports links to the A1M and A66.

Properties of this location are considered in high demand and we anticipate this to be of no exception. Recent improvements including luxurious refitted Durtona kitchen, ground floor shower room, and recently installed Worcester boiler and the home is in excellent decorative order through out.

It retains some beautiful period features which combines the original character of the property with modern fittings perfect with the coming and goings of an active family life. The home has excellent curb appeal with generous off street parking, the driveway allowing access through to the garage for further secure parking or storage. Sizeable rear garden will certainly not fail to impress providing excellent place to host both family and friends during those warmer months.

GROUND FLOOR

Traditional front door leads to a light and airy hallway giving a fabulous first impression with exposed wood flooring and open spindle balustrade leading to the first floor. There are two excellent sized main reception rooms, the lounge monopolising on those views over the rear garden. It has exposed wood flooring along with traditional fireplace and gas stove, the second versatile reception room is situated to the front also with wood flooring and a traditional fireplace, it is perfect for formal dining and can also be used as family/play room.

Coniscliffe Road, Darlington, DL3 8AJ
3 Bed - House - Semi-Detached
Offers In The Region Of £285,000

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The kitchen/breakfast room has recently undergone a refurbishment with a luxurious Durtona kitchen having been installed, providing an excellent range of quality wall and base units, granite work surfaces incorporating sink unit, mixer tap and Neff appliances comprises: electric induction ceramic hob and electric oven. There is also an integrated dishwasher and space for a fridge/freezer and a wall mounted Worcester boiler which has recently been installed. The window to the side elevation and French doors to the rear flood the room with natural light, in turn leading to the garden perfect for alfresco dining.

FIRST FLOOR

Double glazed Velux window allows natural light and there is a storage cupboard housing the domestic water cylinder. There is three well dressed double bedrooms and the master of interest with bay style window and exposed wood flooring and there is also fitted wardrobes in the second bedroom. The family bathroom completes the first floor accommodation with the well equipped double shower cubicle, panelled bath, wash handbasin, W.C, two opaque windows and fully tiled walls.

EXTERNALLY

There are well tended gardens to the front and rear along with the driveway allowing off street parking leading to the side of the property to a garage and useful work shop. The large rear garden is predominately laid to lawn with mature flowering borders, a paved patio area perfect for relaxing and summer house which is also a great addition to the garden.

ENTRANCE HALL

LOUNGE
16'7 x 10'9 (5.05m x 3.28m)

DINING ROOM
13'2 x 12'5 plus bay (4.01m x 3.78m plus bay)

KITCHEN/BREAKFAST ROOM
15'4 x 10'2 (4.67m x 3.10m)

GROUND FLOOR SHOWER/W.C

FIRST FLOOR LANDING

BEDROOM
13'2 x 12'5 plus bay (4.01m x 3.78m plus bay)

BEDROOM
13' x 10'9' (3.96m x 3.28m')

BEDROOM
10'5 x 8'3 (3.18m x 2.51m)

FAMILY BATHROOM/W.C

FRONT ELEVATION

REAR GARDEN

GARAGE
9' x 14'2 (2.74m x 4.32m)

WORKSHOP
9 'x 19'5 (2.74m 'x 5.92m)

SUMMER HOUSE



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