



country properties
village properties
town homes
barn conversions
building plots

Low Coniscliffe

Low Coniscliffe, Darlington, DL2 2JY

Offers in excess of £400,000

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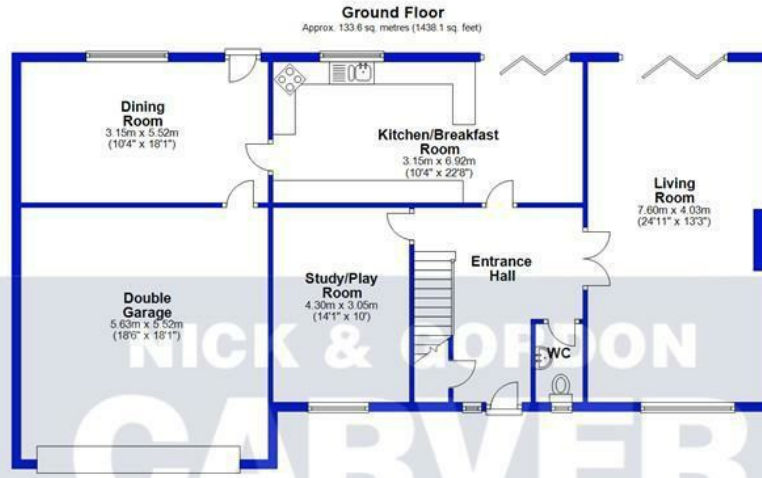
An excellent opportunity to purchase a spacious family home located in a quiet village location close to the West End of Darlington with superb river views and an abundance of countryside and river walks on its doorstep. The property benefits from a south facing rear garden and is situated on a sizable plot, which would lend itself well for further extension to the side and rear. (Planning permission was granted previously for an extension above the garage which has now expired). The internal accommodation briefly comprises large entrance hallway, WC, under stairs storage and access to Kitchen/Breakfast Room, Living Room and Study/Play Room. Beyond the Kitchen there is a formal dining room with access to the double garage. To the first floor there is a large landing area with access to four double bedrooms, family bathroom (and newly refurbished en-suite off bedroom 1). Externally there is plenty of room for parking to the front with an "in and out" driveway and further, useful space either side of the property. To the rear, an "L" shaped south facing garden with lawn and patio areas having superb river and countryside views beyond.





- EXCELLENT FAMILY HOME
- SOUTH FACING REAR GARDEN
- DOUBLE GARAGE

- BEAUTIFUL RIVER VIEWS
- EXCELLENT WALKS NEARBY



Total area: approx. 218.4 sq. metres (2350.7 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadpan Ltd. Plan produced using Planflo.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			68
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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

www.carvergroup.co.uk