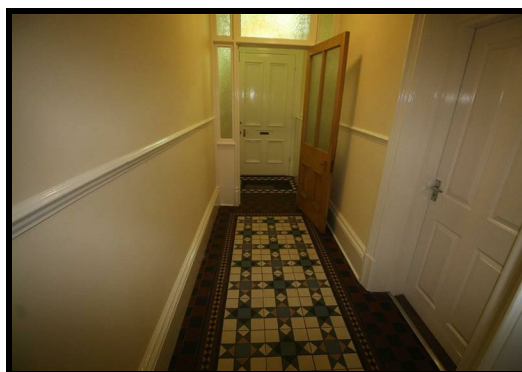




## 73 Stanhope Road South, Darlington Offers In The Region Of £350,000

Offered For Sale with NO ONWARD CHAIN. The ground floor flat is tenanted. A superb opportunity has arisen to acquire an outstanding Victorian Town house which has been converted into two self-contained apartments. The freehold property is situated on one of the finest Roads in Darlington. Immaculately presented throughout this delightful residence offers deceptively spacious accommodation. Offering an abundance of charm and character and retaining many period features in brief this beautiful residence is comprised a two bedroom ground floor apartment and a three bedroom first floor apartment. The property is entered through a wooden door leading into a most elegant and welcoming communal entrance hallway. The first floor apartment has a beautifully appointed lounge, a modern and contemporary kitchen/breakfast garden room, three bedrooms, a bathroom and a shower room. Externally there is a superb garden roof terrace which is ideal for outdoor entertaining. There is also a garage to the rear of the property. The garage has a staircase which leads directly in to the apartment. The ground floor apartment is comprised of a beautifully appointed lounge, a modern and contemporary kitchen, two double bedrooms and a bathroom Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0658-1964-7280-4476-6934>





# 73 Stanhope Road South, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
Offering an abundance of charm and character  
Retaining a wealth of period features  
Immaculately presented throughout  
Gas fired central heating

## Location

Stanhope Road South is superbly positioned within the heart of the highly desirable west end of Darlington. The property is situated within a short walking distance of Darlington's town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local Schools and Colleges to include The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Hummersknott Academy, Carmel School and The Queen Elizabeth sixth form College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside Airports.

## Entrance Hallway

The property is entered through a wooden door leading into a welcoming communal entrance hallway. The hallway is warmed by a central heating radiator and benefits from a traditional tiled floor and a decorative dado rail. A staircase leads to the apartment.

## First Floor Apartment

### Living Room

15'7" x 13'7"

The beautifully presented living room offers an abundance of natural light. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from two wood framed sash windows and a stunning feature fire place with a cast iron insert and a tiled hearth.

### Breakfast/Garden Room

6'7" x 8'6"

The garden room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from wood floor boards. Double glazed French doors lead to the beautiful out door terrace which is ideal for outdoor entertaining.

### Kitchen/Breakfast Room

12'0" x 10'4"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from stripped floor boards, plumbing for an automatic washing machine and dishwasher and an integrated electric oven with a gas hob and overhead extractor hood. There is a cupboard which houses the central heating boiler and a UPVC double glazed window overlooking the side elevation of the property.

### Bedroom One

15'11" x 14'10"

A double bedroom warmed by two central heating radiators and benefiting from a period cast iron fire place and a UPVC double glazed window overlooking the rear of the property.

### Bedroom Two

11'7" x 7'10"

A further bedroom with a large wood framed sash window overlooking the front of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

The bathroom is fitted with a modern suite comprising of a panelled bath, a wash hand basin and a low level WC. The bathroom benefits from vinyl flooring and a velux window overlooking the front of the property.

## Second Floor Landing

A staircase leads to the second floor. To the second floor there is a further double bedroom and a shower room.

## Bedroom Three

20'3" x 13'8" max

A further double bedroom which offers an abundance of natural light. Warmed by a central heating radiator and benefiting from eves storage, a velux window to the rear elevation and four velux windows to the front elevation.

## Shower Room

The shower room has vinyl flooring, a wood framed window and is fitted with a modern suite comprising of a shower cubicle with an electric shower, a wash hand basin and a low level WC.

## Externally

Externally there is a superb garden roof terrace which is ideal for outdoor entertaining. There is also a garage to the rear of the property. The garage has a staircase which leads directly in to the apartment.

## Ground Floor Apartment

The property is entered through a wooden door leading into a communal entrance hallway

## Living Room

19 x 15.2

The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a marble fire place with a cast iron insert.

## Kitchen / Breakfast Room

20 x 8.70

The kitchen / breakfast room is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless-steel sink and drainer. The kitchen/ breakfast room benefits from a tiled floor, an electric oven with a gas hob, a fridge and a washing machine. French doors lead out to the rear yard. There is ample room for a dining table.

## Bedroom One

14.5 x 12.6

A double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the rear elevation of the property.

## Bedroom Two

12.2 x 9.4

A further double bedroom warmed by a central heating radiator and tastefully decorated in neutral tones,

## Bathroom

The bathroom has vinyl flooring and is fitted with a modern suite comprising of a panelled bath with overhead electric shower, a wash hand basin and a low-level WC.

