



## 39 Stanhope Road North, Darlington Asking Price £299,950

Offered For Sale with NO ONWARD CHAIN. An excellent and opportunity has arisen to purchase a superb and most substantial Freehold investment property comprising of TWO SELF CONTAINED APARTMENTS. This fantastic period property is situated in Stanhope Road North within the heart of Darlington's highly regarded West End and is situated within a short walking distance from the town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. Stanhope Road North is also 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. The ground floor apartment is comprised of a living room, kitchen / breakfast room, two double bedrooms, a bathroom and a spacious basement which offers useful storage and could also be used as a home gym. The extremely spacious first floor apartment has accommodation over two floors comprising of a living room, kitchen / breakfast room, dining room, a principal bedroom with an en suite shower room, two further double bedrooms, a single bedroom and a bathroom. This property provides a unique investment opportunity. We recommend viewings at the earliest opportunity to avoid disappointment.



# 39 Stanhope Road North, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN. A truly outstanding opportunity has arisen to acquire a unique Freehold Investment Opportunity. The house has been priced to allow a buyer to convert this house to a large desirable single dwelling with many original features. The house would also be of interest to an investor or a buyer including a first time buyer living in one apartment and renting the other apartment. We recommend viewing at the earliest opportunity.

The property occupies a most pleasing position on Stanhope Road North within the highly desirable west end of Darlington.

A period property comprising of a two bedroom ground floor apartment and a four bedroom first floor apartment.

Retaining a number of period features

Gas fired central heating

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

This superb investment opportunity occupies an extremely pleasing position on Stanhope Road North within the heart of the desirable west end of Darlington. This stunning residence is superbly positioned 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. 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.

## Communal Entrance Hallway

The property is entered through a wood door leading into the communal entrance hallway. The hallway is decorated in neutral tones. A door leads into the ground floor apartment.

## Ground Floor Apartment - Living Room

15'11" x 15'5"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a picture rail, the original cornice, a wood framed single glazed window and a stunning wood feature fire place with a marble hearth and insert.

## Kitchen / Dining Room

13'10" x 13'4"

The 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, is tastefully decorated in neutral tones and benefits from vinyl flooring, a wood framed window overlooking the rear of the property and a number of integrated appliances including a dishwasher, an electric oven with a gas hob and overhead extractor hood and a fridge / freezer. There is ample room for a dining table.

## Internal Hallway

An internal hallway leads to a bedroom, bathroom and the cellar.

## Bedroom One

16'3" x 10'5"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a wood framed window overlooking the side elevation of the property.

## Bedroom Two

13'0" x 7'2"

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

## Bathroom

7'4" x 6'0"

The bathroom has a tiled floor, partially tiled walls, a window overlooking the side elevation of the property and is fitted with a modern suite comprising of a bath with overhead shower, a wash hand basin and a low level WC.

## Cellar

There is a large cellar which is suitable for a variety of uses. The utility area is fitted with a range of floor units with contrasting worktops incorporating a Belfast sink. This area benefits from plumbing for an automatic washing machine. The cellar houses the central heating boiler, provides useful storage and could make an ideal home gymnasium.

## Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is a communal garden which is ideal for outdoor entertaining and a garage with up and over door. The garage is accessed from the rear alleyway.

## First Floor Apartment

The property is entered through a wooden door leading into the communal entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones. A further door leads into the apartment. A staircase leads to the first floor landing. The landing is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a window overlooking the side elevation of the property.

## Kitchen / Breakfast Room

17'3" x 11'2"

The 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, is tastefully decorated in neutral tones and benefits from vinyl flooring, UPVC windows overlooking the side and rear elevations of the property, plumbing for an automatic washing machine and a number of integrated appliances including a dishwasher and an electric oven with a gas hob and overhead extractor hood. There is ample room for a breakfast table. A door leads out to the fire escape.

## Cloakroom

7'5" x 3'8"

The cloakroom has a UPVC window overlooking the side elevation of the property, has a tiled floor and is fitted with a suite comprising of a wash hand basin, a low level WC and a towel radiator.

## Living Room

15'10" x 12'9"

The living room offers fine views overlooking Stanhope Park. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a stunning wood fire surround with a marble insert and hearth.

## Dining Area

11'11" x 7'10"

The dining area is connected to the living area, and is tastefully decorated in neutral tones.

## Principal Bedroom

14'0" x 13'4"

With a UPVC window overlooking the rear elevation of the property a double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from an adjoining en suite shower room.

## En Suite Shower Room

8'3" x 3'1"

The en suite shower room has a tiled floor and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a towel radiator.

## Second Floor

A staircase leads to the second floor landing where there are two further double bedrooms, a single bedroom and a bathroom.

## Bedroom Two

11'10" x 10'4"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a Velux roof light.

## Bedroom Three

11'4" x 10'11"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a Velux roof light.

## Bedroom Four

8'9" x 7'4"

A single bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC dormer window.

## Bathroom

10'10" x 9'10"

The bathroom has a tiled floor, a Velux window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is a communal garden which is ideal for outdoor entertaining.

