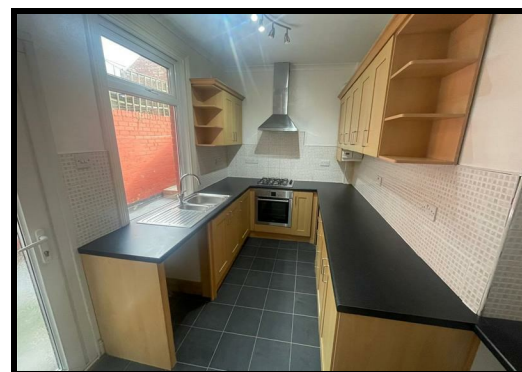
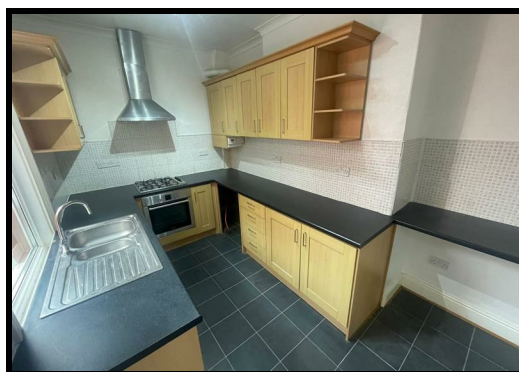




## 117 Clifton Road, Darlington Asking Price £122,950

Occupying a superb position within the ever popular South Park area of Darlington a rare opportunity has arisen to purchase a substantial mid terraced period Town house, Offered For Sale with NO ONWARD CHAIN and benefiting from UPVC double glazing throughout, gas fired central heating and retaining a number of period features this residence offers accommodation over two floors including an entrance hallway, a well appointed lounge, a dining room, a kitchen, four bedrooms and a family bathroom. Externally there is a small courtyard garden to the front of the property and an enclosed yard to the rear. This deceptively spacious residence is within walking distance of Darlington's Town centre where you will find an abundance of amenities. Darlington's main line Railway station is also within walking distance providing excellent commuter access. We anticipate a lot of early interest in this property we would therefore recommend viewings at the earliest opportunity.



# 117 Clifton Road, Darlington

## General Remarks

Offered For Sale with no onward chain  
Gas fired central heating  
Double glazing throughout  
Council Tax Band A

## Location

Clifton Road is superbly positioned within the South Park area of Darlington. Conveniently located 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.

## Entrance Vestibule

With laminated flooring and a dado rail.

## Entrance Hallway

A welcoming entrance hallway with laminated flooring and coving to the ceiling. Doors open in to the downstairs accommodation and a stair case leads to the first floor accommodation.

## Lounge

11'5" x 12'5"

Situated to the front elevation of the property. The lounge is tastefully decorated in neutral tones and benefits from a bay window, a feature fire surround with a marble effect hearth and inlay and an electric fire and traditional coving to the ceiling.

## Dining Room

12'5" x 12'4"

The dining room is situated to the rear elevation of the property. Decorated in neutral tones and benefiting from a feature fire surround with a marble effect hearth and inlay, an electric fire, coving to the ceiling and a traditional picture rail.

## Kitchen

14'11" x 8'11"

The modern contemporary Kitchen has a range of maple wall, floor and drawer units with contrasting worktops, a one and a half bowl sink unit, an electric oven with a gas hob and overhead extractor fan. There is plumbing for a washing machine and a cupboard providing useful storage, coving to the ceiling and a double glazed window to the rear aspect. A door leads to the rear yard.

## First Floor Landing

The first floor landing benefits from laminated flooring and has access to the attic which is boarded out and provides useful storage.

## Bedroom One

13'5" x 9'9"

Situated to the front aspect of the property a double bedroom decorated in neutral tones and benefiting from a Bay window, a quality beige carpet and coving to the ceiling.

## Bedroom Two

6'0" x 8'0"

Overlooking the front elevation of the property, benefiting from neutral decoration and coving to the ceiling.

## Bedroom Three

12'4" x 9'11"

A double bedroom overlooking the rear aspect of the property decorated in neutral tones and benefiting from coving to the ceiling.

## Bedroom Four / Box Room

8'11" x 4'11"

A single bedroom with a double glazed window to the rear elevation of the property and coving to the ceiling.

## Bathroom

The modern and contemporary bathroom is fully tiled throughout and has a modern white suite comprising of a wash hand basin inset in to a vanity unit, a low level WC and a bath with an over head electric shower.

## Externally

Externally there is a small forecourt garden to the front of the property and an enclosed yard to the rear.

