



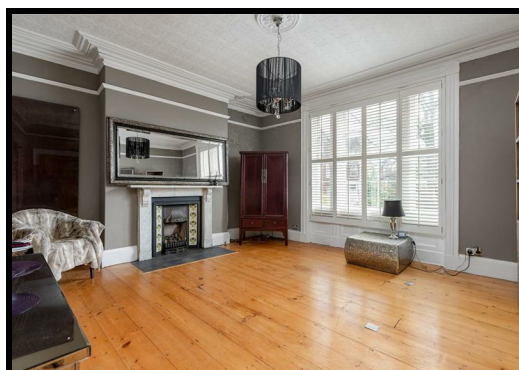
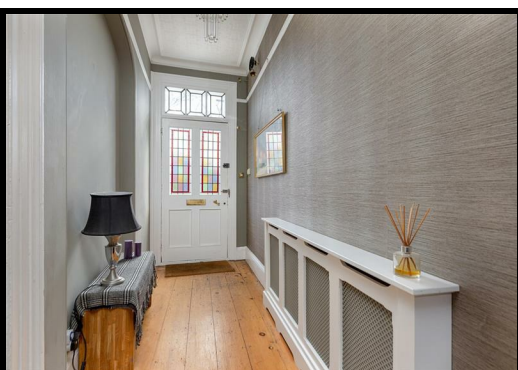
## 122 Coniscliffe Road, Darlington Asking Price £495,000

Situated in the charming area of Coniscliffe Road, Darlington, this substantial period townhouse presents an exceptional opportunity for those seeking a spacious family home. With no onward chain, this property is ready for immediate occupancy, allowing you to settle in without delay.

The townhouse boasts an impressive five reception rooms, providing ample space for both relaxation and entertaining. Each room is filled with character, offering a warm and inviting atmosphere that is perfect for family gatherings or hosting friends. The property features four well-proportioned bedrooms, ensuring that everyone has their own private space. Additionally, there are two bathrooms, which add to the convenience of family living.

One of the standout features of this property is the self-contained one-bedroom apartment. This versatile space can serve as guest accommodation, a home office, or even a rental opportunity, providing flexibility to suit your lifestyle needs.

The location on Coniscliffe Road is particularly appealing, offering a pleasant environment with easy access to local amenities, schools, and transport links. This townhouse not only provides a comfortable living space but also a chance to enjoy the vibrant community of Darlington.



# 122 Coniscliffe Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a substantial period townhouse occupying a most pleasing position on Coniscliffe Road within the much sought after west end of Darlington

Gas fired central heating

Council Tax Band D

Benefiting from a separate Garden Flat with its own entrance

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Coniscliffe Road is superbly positioned in what is considered to be one of Darlington's finest and most desirable roads. The property is located within a short 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 to include The Federation of Abbey Infant and Junior school, Mowden Infant and Junior School, St Augustine's Primary School, Polam Hall School, Hummersknott Academy and Carmel 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 part glazed wooden door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from a wood floor.

## Living Room

16'9" x 14'11"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from wood flooring and a marble fire place with a cast iron insert.

## Dining Room

17'0" x 14'9"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from wood flooring and a wood fire surround with tiled inserts and hearth.

## Kitchen

10'8" x 9'11"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting butcher block worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a tiled floor and a number of appliances including a dishwasher, fridge, freezer, wine cooler, and an electric oven and hob.

## Living / Dining Area

The living / dining area is open plan with the kitchen. Warmed by a central heating radiator and benefiting from French doors which lead out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

26'10" x 14'9"

A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from wood flooring and built in cupboards providing useful storage.

## Bedroom Two

14'11" x 14'0"

Situated to the front elevation of the property a double bedroom warmed by a central heating radiator and benefiting from wood flooring and built in cupboards providing useful storage.

## Bedroom Three

11'2" x 6'11"

A single bedroom overlooking the front elevation of the property warmed by a central heating radiator and benefiting from wood flooring.

## Bathroom

10'5" x 9'1"

The bathroom has a tiled floor and walls, an integrated TV and is fitted with a modern suite comprising of a free standing bath, a walk in shower, a double wash hand basin, a low level WC and a towel radiator.

## Attic Space

A staircase leads to the attic space where there is a further double bedroom and a bathroom.

## Bedroom Four

18'7" x 13'8"

A further double bedroom warmed by a central heating radiator and benefiting from a window overlooking the rear elevation and built in storage to the Eves.

## Shower Room

7'7" x 6'6"

The shower room has wood flooring and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Garden Flat 122A Coniscliffe Road

A self contained flat with its own entrance comprising of a kitchen, living room, bedroom and bathroom space / utility. The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a sink. The living room has a window overlooking the front elevation of the property. A double bedroom with a window overlooking the rear elevation of the property. The flat is heated by electric radiators.

## Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is a large garden which is laid to lawn and a single garage. There is off road car parking for two vehicles in front of the garage.

