



9 VICTORIA EMBANKMENT, DARLINGTON, DL1 5JR

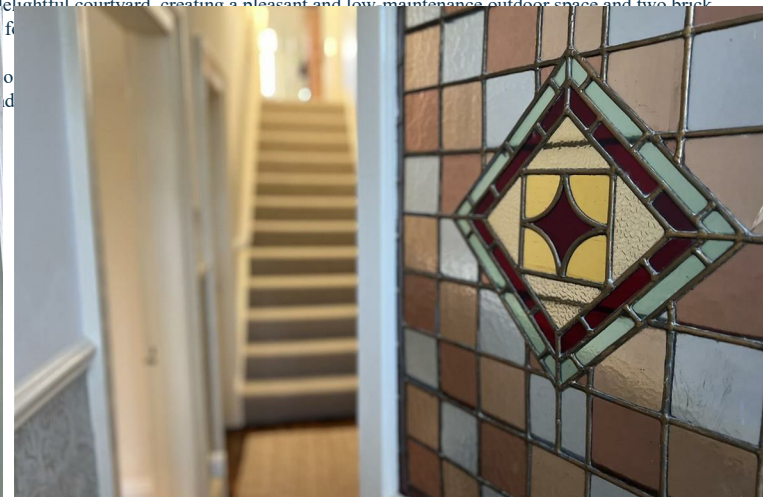
Offers In The Region Of £184,950

Situated within the highly sought-after South Park area of Darlington and close to a host of local amenities, this beautifully presented home enjoys views over the river to the front and is conveniently located within walking distance of Darlington Town Centre as well as Darlington's main line train station. The property also offers easy access to the DL1 Leisure Complex and the renowned Hippodrome Theatre, making it ideally positioned for both commuters and leisure pursuits.

We offer for sale this immaculately presented two-bedroom period property, tastefully renovated by the current owners while retaining a wealth of original features throughout. This spacious mid-terraced home perfectly combines character and modern living, boasting two generous reception rooms and a refitted kitchen finished to a high standard.

To the first floor there are two well-proportioned double bedrooms along with a particularly spacious and impressive bathroom/WC. Throughout the property there is an abundance of charm and original features, with each room benefitting from beautiful fireplaces, enhancing the home's period appeal.

Externally, the property features an enclosed forecourt to the front, while to the rear there is a delightful courtyard, creating a pleasant and low-maintenance outdoor space and two brick



LOUNGE
13'05 x 12'07 (4.09m x 3.84m)

DINING ROOM
13'05 x 13'04 (4.09m x 4.06m)

KITCHEN
4'7 x 18'09 (1.40m x 5.72m)

BEDROOM ONE
17'04 x 12'07 (5.28m x 3.84m)

BEDROOM TWO
10'11 x 13'4 (3.33m x 4.06m)

BATHROOM
8'2 x 12'11 (2.49m x 3.94m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given. Made with Floorplan 2020

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These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

