



89 NEVILLE ROAD, DARLINGTON, DL3 8NQ

Offers In The Region Of £315,000

Occupying a prime position within the highly sought-after West End of Darlington, this outstanding traditional semi-detached residence has been thoughtfully extended, comprehensively refurbished and beautifully appointed throughout to an exceptional standard, creating a superb family home of considerable charm and character.

Warmth is provided by gas fired central heating via a combi boiler, whilst UPVC double glazing is fitted throughout.

Upon entering the property, a welcoming reception hallway immediately sets the tone for the quality and style found within. The impressive lounge is a particularly attractive principal reception room, featuring a striking fireplace incorporating a multi-fuel burning stove with hand crafted shelving either side, creating a warm and inviting atmosphere. A separate dining room enjoys a lovely UPVC double glazed bay window, providing an abundance of natural light and an ideal space for entertaining. Without doubt, the heart of this wonderful home is the spacious kitchen/breakfast room, beautifully fitted with an extensive range of high-quality floor and wall mounted units offering both style and practicality.

To the first floor there are three well-proportioned bedrooms, all tastefully decorated, together with a beautifully refitted family bathroom incorporating a modern white suite and shower facilities.

Externally, the property occupies a mature site with an enclosed Westerly facing rear garden, ideal for enjoying the afternoon and evening sun. The garden is laid mainly to lawn and complemented by an attractive timber



DINING ROOM
13' x 10'05 (3.96m x 3.18m)

LOUNGE
18'1 x 11'1 (5.51m x 3.38m)

KITCHEN/BREAKFAST ROOM
17' x 9' (5.18m x 2.74m)

BEDROOM ONE
12'05 x 10'03 (3.78m x 3.12m)

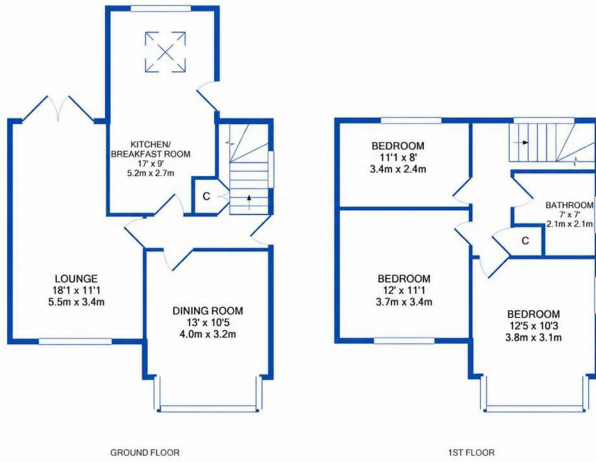
BEDROOM TWO
12' x 11'1 (3.66m x 3.38m)

BEDROOM THREE
11'1 x 8' (3.38m x 2.44m)

BATHROOM
7' x 7' (2.13m x 2.13m)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (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 | |



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