Ann Cordey
ESTATE AGENTS

59 Victoria Embankment, Darlington, DL1 5JS

Offers In The Region Of £179,950

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Overlooking the water and having ease of convenience to Darlington's town centre, train station and the historic South Park the property at Victoria Embankment is a characterful Three Bedroomed period property boasting generous accommodation throughout.

Having been a much loved home of the current vendors it is now available for sale with no onward chain and will make a wonderful home for a number of buyers. The location has been ideal for access to a host of amenities and local schooling along with rail and road links.

The accommodation is set across three floors, with two spacious reception rooms and a good sized kitchen and a garden room extension. To the first floor there are four well proportioned bedrooms all serviced by a family bathroom/WC. The attic space is easily accessible and is boarded.

Externally the forecourt is enclosed by traditional wrought iron railings whilst the courtyard to the rear is a pretty space with water tap and a single gate for access to the rear service lane. The property also benefits from a cellar providing useful storage. The property is double glazed and warmed by gas central heating. Many original features remain adding period charm.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE VESTIBULE
The wooden entrance door opens into the vestibule where you are welcomed by the original Minton tiled floor. An internal door opens into the reception hallway.

RECEPTION HALLWAY
The original balustrade staircase leads to the first floor and the hallway leads to the lounge, dining room and kitchen. The ornate cornice is a pretty feature.

LOUNGE
15'10" x 14'0" (4.85 x 4.28)
A welcoming reception room with a walk in bay window to the front aspect. There is a cast fireplace to the chimney breast making a focal point for the room.

DINING ROOM
13'5" x 11'7" (4.09 x 3.55)
A second good sized reception room, again with a lovely cast fireplace and original 'lincrusta' adding period character.

KITCHEN
21'5" x 8'0" (6.54 x 2.44)
The kitchen has been well planned and comprises an ample range of wall, floor and drawer cabinets with a breakfast bar for informal dining. There is a window to the side aspect and the room is open plan to the garden room.

GARDEN ROOM
9'6" x 6'9" (2.91 x 2.08)
A pleasant space enhancing the ground floor accommodation further, UPVC frame with French doors leading to the rear courtyard.

FIRST FLOOR

LANDING
The landing leads to all three bedrooms to the this floor and the bathroom/WC. There is also a staircase leading up to the attic.

BEDROOM ONE
16'0" x 12'0" (4.89 x 3.67)
The principal bedroom of the home is a generous double room with a walk in bay window to the front aspect overlooking trees and the waterway to the South Park.

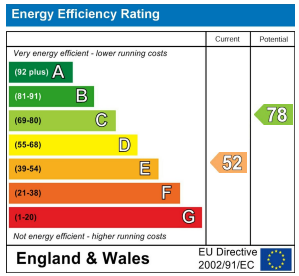
BEDROOM TWO
13'2" x 10'0" (4.03 x 3.06)
A second double bedroom this time overlooking the rear aspect.

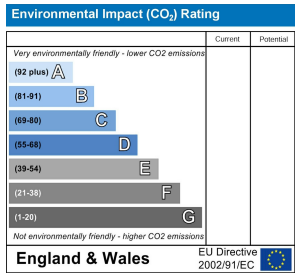
BEDROOM THREE
10'3" x 6'9" (3.13 x 2.08)
The third bedroom over looks the front and is currently used as a dressing room.

BATHROOM/WC
A large family bathroom with bath, handbasin and WC. There is a separate shower with electric shower.

ATTIC
17'11" x 14'8" (5.48 x 4.49)
Staircase for ease of access and boarded for convenience with a velux window to the front aspect.

EXTERNALLY
The forecourt is enclosed by wrought iron railings and the courtyard to the back is paved with a single gate for access to the service lane.





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