



48 SWINBURNE ROAD, DARLINGTON, COUNTY DURHAM, DL3 7TD

Offers In The Region Of £395,000

Truly exceptional Townhouse! situated on one of the most desirable streets within Darlington's prestigious West End, this substantial five-bedroom period townhouse offers spacious and beautifully presented accommodation arranged over three floors.

The property is in excellent ready-to-move-into condition and has been tastefully decorated throughout, blending attractive period character with stylish modern living. The versatile accommodation includes two generous reception rooms, a stunning kitchen/diner with doors opening directly onto the rear courtyard, creating the perfect space for entertaining and indoor-outdoor living, together with a large utility area and convenient ground floor WC.

To the upper floors are five well-proportioned bedrooms, all offering excellent space and flexibility for family living. The impressive first-floor bathroom has been recently refitted to a high standard and features a luxurious freestanding bath alongside a contemporary walk-in shower cubicle, while an additional shower



Warmed by gas central heating and with partial double glazing, a brief summary of the accommodation on offer is as follows: Entrance Vestibule leading to the large Reception Hallway with staircase to the first floor, the light and airy Lounge has a bay window to the front aspect. The Kitchen/Diner has been refitted with a range of units, the Dining Room/Second Sitting Room window to the side and leads through to the Utility Area which has a range of floor units, sink unit, plumbing for an automatic washing machine and access to the ground floor WC and the central heating boiler is situated here.

To the first floor, there are Four Bedrooms, all of which are well proportioned and the Bathroom/WC.

The staircase takes us to the second floor where you will find a further double Bedroom, a separate Shower Room and a useful walk in cupboard housing a further central heating boiler.

ENTRANCE VESTIBULE

RECEPTION HALLWAY

LOUNGE
14'01 x 17'06 (4.29m x 5.33m)

KITCHEN/DINER
15'02 x 11'11 (4.62m x 3.63m)

SITTING ROOM/DINING ROOM
13'01 x 10'06 (3.99m x 3.20m)

UTILITY AREA
10'09 x 11'00 (3.28m x 3.35m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM 1
15'02 x 12'00 (4.62m x 3.66m)

BEDROOM 2
14'09 x 11'11 (4.50m x 3.63m)

BEDROOM 4
11'03 x 10'10 (3.43m x 3.30m)

BEDROOM 5
6'05 x 12'01 (1.96m x 3.68m)

BATHROOM/WC

SECOND FLOOR LANDING

BEDROOM 3
10'02 x 17'05 (3.10m x 5.31m)

SHOWER ROOM/WC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, elevations and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their general or efficiency condition. Made with Design 123D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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