



**** SOUGHT AFTER WEST END LOCATION ** CUL DE SAC OFF CONISCLIFFE ROAD **
**** THIRD BEDROOM/SNUG TO GROUND FLOOR ** VIEWINGS STRONGLY RECOMMENDED ******

Brought to the market with NO ONWARD CHAIN this well appointed 2/3 bedroom semi detached property, in our opinion, will appeal to a variety of buyers. It would suit the needs of a family as it lies within catchment/walking distance of good schooling but, also those buyers needing a ground floor bedroom with en-suite w.c.

The high ceiling to the entrance reception is a 'must see' giving a fabulous first impression, complimented by two reception rooms, ideal for entertaining family and friends. Two bedrooms to the first floor both a good size, along with a bathroom with three piece white suite.

uPVC Double Glazing and gas central heating via a Viessman 'Combi' boiler. Single garage ideal for storage and a rear garden which has a nice sense of privacy which is so often sought but, not often found.

Properties of this nature are considered in high demand, and we anticipate this to be no exception with viewings strongly recommended at your earliest opportunity.

Stonecliffe Drive, Darlington, DL3 8AE

3 Bedroom - House - Semi-Detached

Offers Over £200,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: C

ROBINSONS
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Stonecliffe Drive, Darlington, DL3 8AE

GROUND FLOOR

Porch, entrance reception with lovely high ceiling and open spindle balustrade leading to the first floor. Lounge to the front with feature gas fire and bay window flooding the room with natural light. Pleasant open aspect to the dining area, ideal for entertaining. There is an extremely versatile room to the rear of the ground floor considered a third bedroom, snug or office with en-suite w.c. Fitted kitchen provides a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, cooker hood, electric oven and wall mounted gas boiler.

FIRST FLOOR

Light and airy landing with window to the side elevation and two well-dressed bedrooms. The second bedroom enjoying fitted wardrobes. Bathroom with a panelled bath, overhead shower, wash hand basin and w.c.

EXTERNALLY

Mature garden to the front. Single garage ideal for Storage. To the rear is a patio area along with pedestrian pathway to the rear garden, perfect to relax during those warmer months, having been gravelled for low maintenance and has a Summerhouse.

Please Note: Council Tax Band C. Freehold basis.

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

PORCH

ENTRANCE RECEPTION HALL

LOUNGE

11'5" x 11'10" (3.48m x 3.62m)

DINING ROOM

10'0" x 11'10" (3.06m x 3.62m)

THIRD BEDROOM/SNUG/OFFICE

10'11" x 9'10" (3.34m x 3.01m)

EN-SUITE W.C.

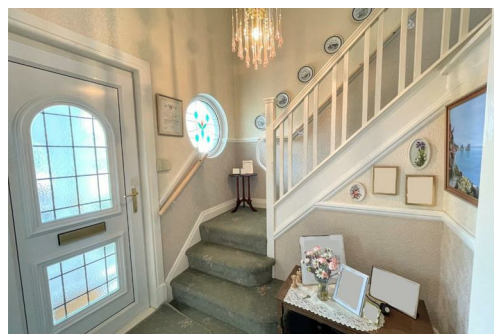
KITCHEN

9'10" narrows to 8'4" x 9'6" (3m narrows to 2.56m x 2.90m)

FIRST FLOOR LANDING

BEDROOM

10'11" x 9'9" (3.35m x 2.98m)



Stonecliffe Drive, Darlington, DL3 8AE

- BEDROOM
10'2" narrows to 6'9" x 14'11" (3.1m narrows to 2.06m x 4.56m)
- BATHROOM/W.C.
5'9" x 7'4" (1.76m x 2.25m)
- FRONT EXTERNAL
- REAR GARDEN



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Stonecliffe Drive


Approximate Gross Internal Area
1001 sq ft - 93 sq m




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	43	82
(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		
		

Robinsons Tees Valley
Darlington Sales, DL3 7RX
01325 484440

darlington@robinsonsteesvalley.co.uk

www.robinsonsteesvalley.co.uk