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Coniscliffe Road
Darlington, DL3 8AD

Offers over £300,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

Nestled on Coniscliffe Road in the charming west end of Darlington, this semi-detached Grade II listed property is a true gem waiting to be discovered. As you step inside, you'll be greeted by not just one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing.

This delightful property boasts two DOUBLE bedrooms, providing a peaceful sanctuary for rest and relaxation, and bathroom/WC, ensuring that your morning routine runs smoothly and efficiently.

What truly sets this home apart is its stunning retention of period features, each detail adding to the overall charm and character of the property. From the elegant fireplaces to the intricate mouldings, every corner exudes a sense of history and warmth.

Situated on a generous plot, this home offers ample outdoor space with mature, established gardens that are sure to delight any green-fingered enthusiast. The large drive, leading to garage, provide practicality and convenience, catering to all your storage and parking needs.

In summary, this deceptively spacious home is a rare find, combining character, charm, and practicality in one delightful package. Don't miss the opportunity to make this property your own and enjoy the best of what Darlington has to offer.

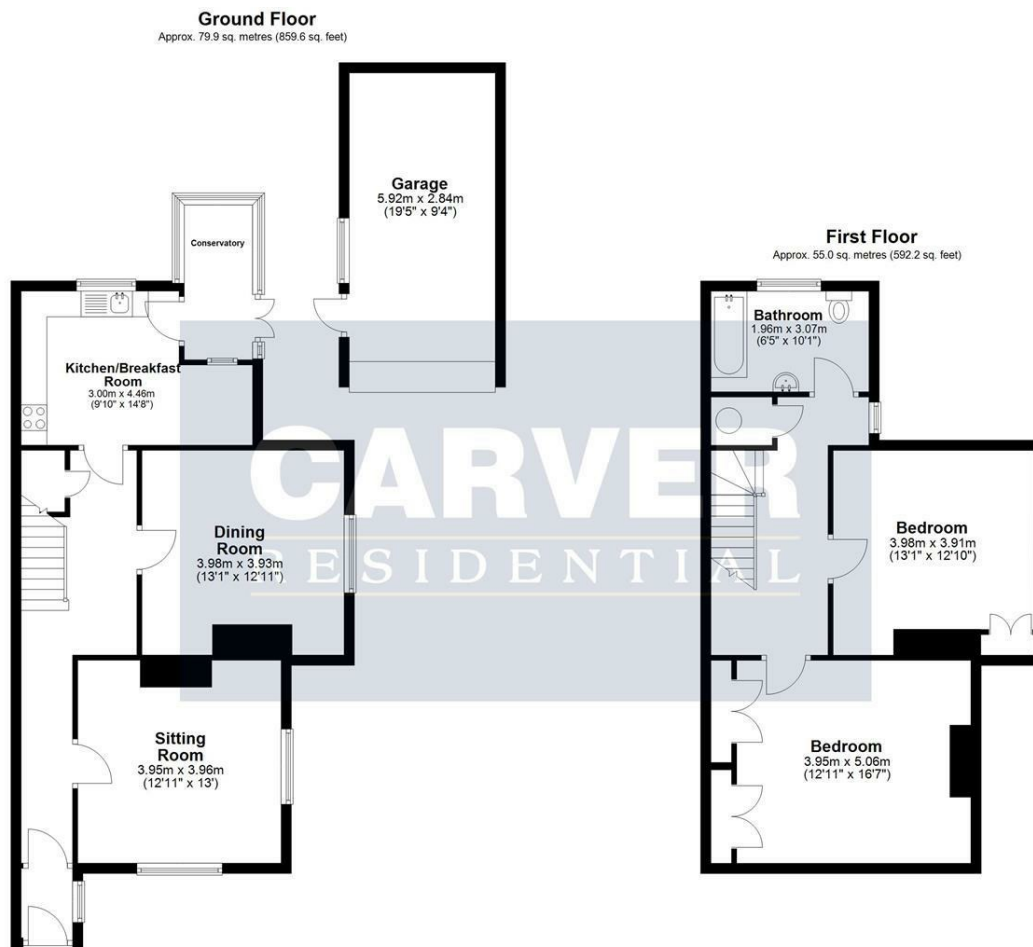




- STUNNING PROPERTY
- RARELY DO PROPERTIES SUCH AS THIS BECOME AVAILABLE
- PRIVATE, MATURE ESTABLISHED GARDENS
- CONSERVATORY TO THE REAR
- WEST END LOCATION
- RETAINING PERIOD FEATURES THROUGHOUT
- DRIVE AND GARAGE PLUS STORE SHED

GENERAL INFORMATION:

Tenure: Freehold
 Services: gas central heating, mains electric, water and drainage.
 Partial Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)



Total area: approx. 134.9 sq. metres (1451.7 sq. feet)
296 Coniscliffe Road, Darlington

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 33 | 33 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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MAB 6202



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