



39, Cleveland Terrace,

Darlington, DL3 7HD

**Offers in the region of £450,000**

House - Terraced  
4 Bedroom/s  
2 Bathroom/s

Welcome to Cleveland Terrace, Darlington. Exceptional property, Exceptional location!  
This stunning Town house offers a unique blend of Victorian elegance but with Georgian proportions! Truly a remarkable family home. With four spacious reception rooms and four (possibly five) well-appointed bedrooms, this property is larger than the average Victorian Period Property, providing ample space for you and your family.

The heart of the home is undoubtedly the lower ground floor, where you will find the traditional cooking quarters and a formal dining area, complete with a stunning Aga cooker that adds a touch of warmth and character. Ascending to the first floor, you are greeted by two generously sized reception rooms, formal living to the front with stunning Marble Fireplace. Family Sitting room to the rear overlooking the 'rare' south facing Garden, perfect for hosting guests or enjoying family time. The large front door welcomes you to the grand entrance hallway and a beautiful elegant staircase taking you to the second floor.

Heading up the staircase to the second floor we have three well-proportioned bedrooms, alongside a family bathroom and a convenient w/c. The uppermost floor features the fourth bedroom, which leads through to an additional room that could easily be transformed into a 5th Bedroom or perhaps a luxurious master suite and ensuite, depending on your family's needs.

Outside, the property is equally impressive. A charming courtyard garden at the front provides a welcoming entrance, while the rear boasts a large walled garden, a private oasis for relaxation. Additionally, the property includes a substantial garage measuring approx. 8.5m x 5.5m, providing ample parking for multiple vehicles, again, a rare find for town centre living.

This splendid town house is not just a home; it is a lifestyle choice, combining historical charm with modern convenience. If you are looking for residence of size, oozing with grandeur? This property is sure to impress





- Larger than average Period Property
- Large rear south facing walled garden, a rare find...!!
- 4 Reception rooms
- 4 to 5 Bedrooms depending on your family needs
- Close to Darlington Town Centre
- Extra large Garage and workshop to the rear of the property. (Off road access and Parking)
- Country style Kitchen, complete with AGA

#### GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



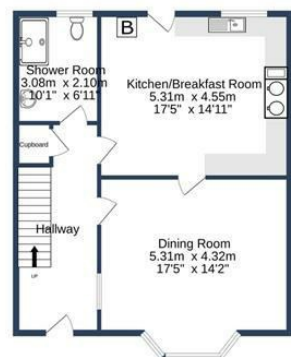




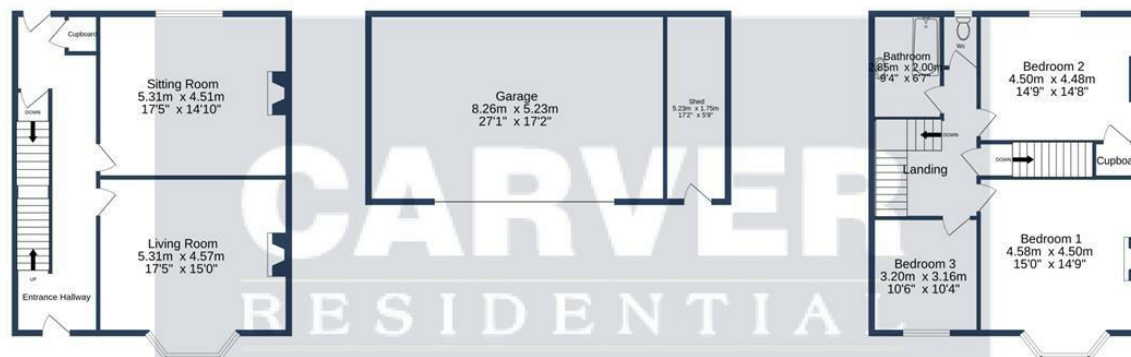


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| 92-100 <b>A</b>                             |         |                         |
| 81-91 <b>B</b>                              |         |                         |
| 69-80 <b>C</b>                              |         |                         |
| 55-68 <b>D</b>                              |         |                         |
| 39-54 <b>E</b>                              |         |                         |
| 21-38 <b>F</b>                              |         |                         |
| 1-20 <b>G</b>                               |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

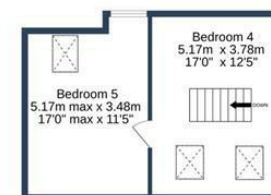
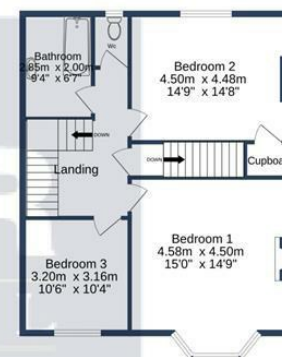
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



CLEVELAND TERRACE, DARLINGTON. DL3 7HD.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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