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Blackwell House, 80, Grange Road,
Darlington, DL1 5NP
Offers over £400,000

House - Townhouse
5 Bedroom/s
1 Bathroom/s

Nestled on the charming Grange Road in the WEST END of Darlington, this magnificent period townhouse is a true gem that beautifully combines character with modern living. As you step inside, you are greeted by a large and welcoming hallway that sets the tone for the rest of the home. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is undoubtedly the open-plan kitchen and breakfast room, which is both practical and inviting. A handy utility area adds to the convenience of daily life, while a cloakroom with WC is thoughtfully positioned on the ground floor. As well as a cellar for that all important additional storage.

Venturing to the first and second floors, you will discover five generously sized bedrooms, providing ample space for family and guests alike. The family bathroom is well-appointed, ensuring comfort for all.

Retaining many original period features, such as elegant fireplaces and deep skirting boards, this townhouse exudes charm and character throughout. The light and airy atmosphere enhances the overall appeal, making it a perfect sanctuary for modern living.

Externally, the property features a delightful west-facing rear garden, ideal for enjoying the afternoon sun, along with a garage for added convenience. This home is not just a place to live; it is a lifestyle choice that offers both comfort and elegance in a sought-after location. Don't miss the opportunity to make this stunning townhouse your own.





- MAGNIFICENT TOWN HOUSE
- DECEPTIVELY SPACIOUS LIVING
- TWO WELL APPOINTED RECEPTION ROOMS
- THREE STOREYS
- WALKING DISTANCE TO WELL REGARDED SCHOOLS, AND THE VIBRANT TOWN CENTER

- RETAINING PERIOD FEATURES ALL ADDING TO THE CHARM & CHARACTER
- WELCOMING HALLWAY
- OPEN PLAN LIVING KITCHEN/BREAKFAST ROOM
- WEST FACING REAR GARDEN & GARAGE
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER.

GENERAL INFORMATION

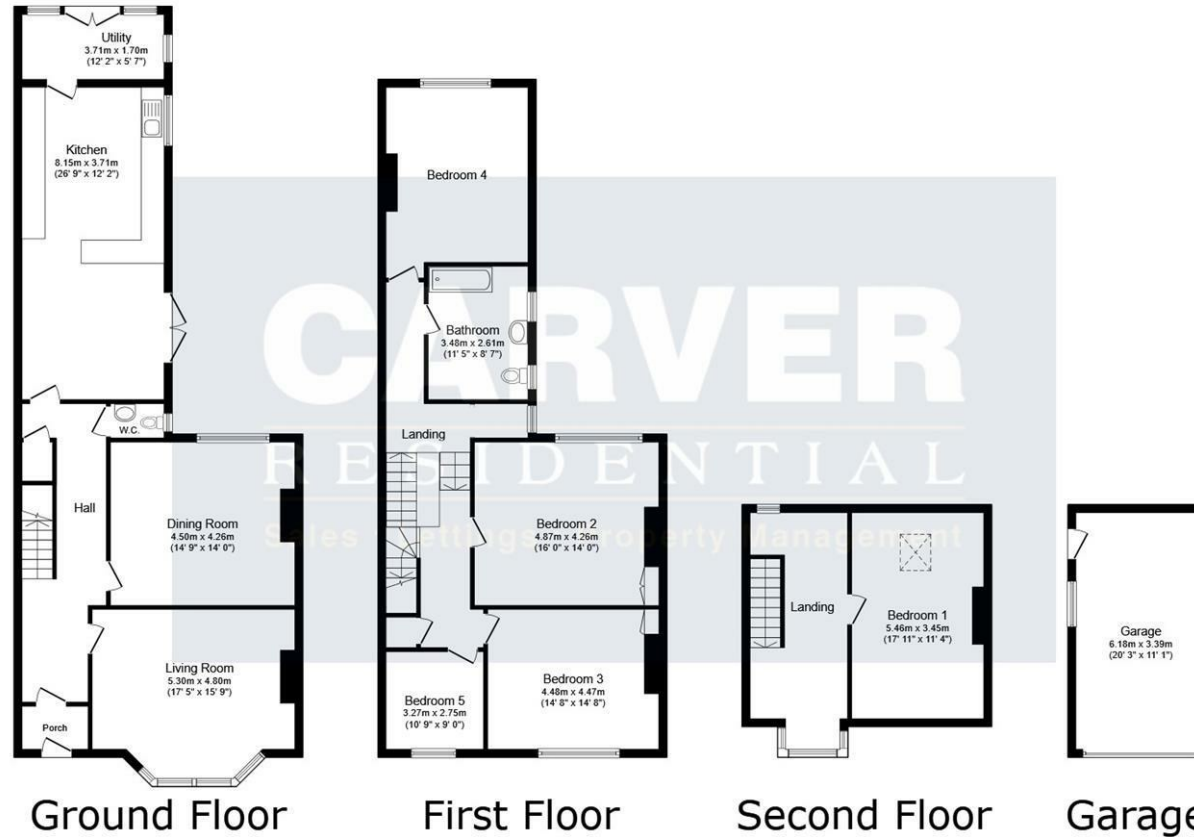
Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: DBC Tax Banding E











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		77
41-60	D	57	
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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