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105, Grange Road,
Darlington, DL1 5NN
Price £435,000

House - Townhouse
6 Bedroom/s
3 Bathroom/s

Town House Heaven! (with a hidden bonus secret) As far as Town houses go, you will be hard pressed to find one better! Literally 2 minutes walk from the town centre, located on the tree lined Grange Road in Darlington's town centre with Southend Avenue and "Crocus Park" opposite, you will find this highly impressive townhouse. Beautifully presented and decorated, oozing with character, style, comfort and space, the ideal family home. With six generously sized bedrooms, there's enough room for everyone, whether you are looking to accommodate a large family, need a home office space or create a guest suite for visitors, the options are here! The property boasts two inviting reception rooms complete with stunning marble fireplaces and a kitchen / diner providing space for relaxation and entertainment. These rooms are perfect for hosting gatherings or enjoying quiet evenings with loved ones.

Below the ground floor is a cellar, excellent for storage or wine cellar for that special occasion. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household with a convenient downstairs W/C. In addition to its spacious interior, this townhouse also features garage parking for one vehicle, a valuable asset in this desirable area. The location on Grange Road offers convenient access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. When it comes to Real Estate, the 3 "P's" are all important, Price, Position and Presentation, this one has it all! But, I'd like to add another one.... "Plot of land". This superb Town House has the added bonus of the option to purchase what is affectionately known as "The Secret Garden". A large, walled, mature Victorian garden to the rear, approximately 3500sq ft of private oasis to dine with friends and family or simply enjoy an early morning coffee. A hidden gem. Don't delay on this one...! Opportunities like this one are rare!



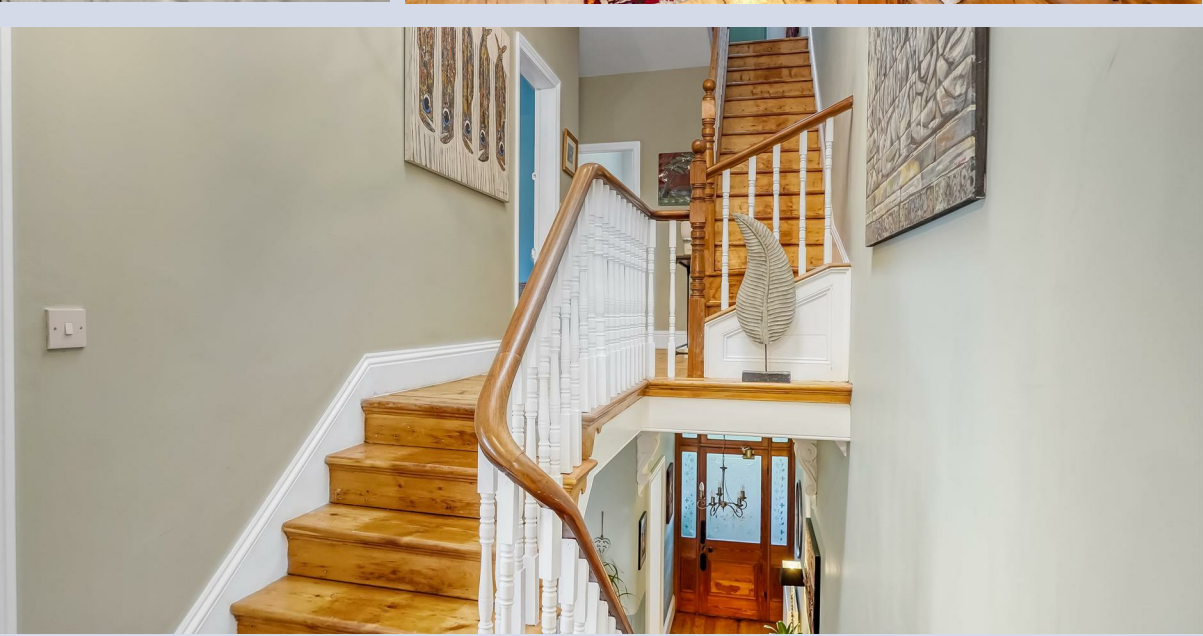
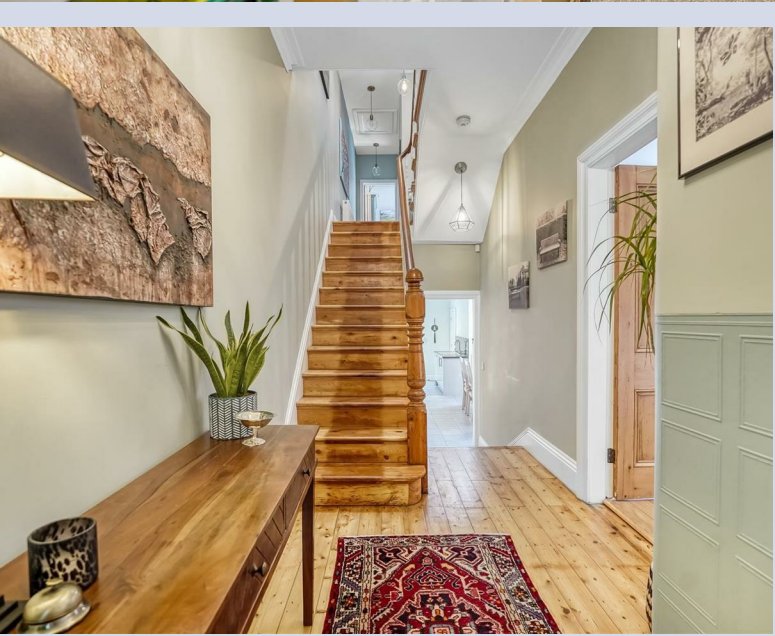


- Stunning Victorian Town House
- 6 Bedrooms, Family bathroom, shower room and 2 further W/C's
- Large Kitchen / diner
- Patio garden to rear
- *** Option to buy approx 3500sq ft "Secret walled Garden"
- 2 reception rooms with Marble fireplaces
- Wine cellar / storage area
- Property comes with garage to the rear

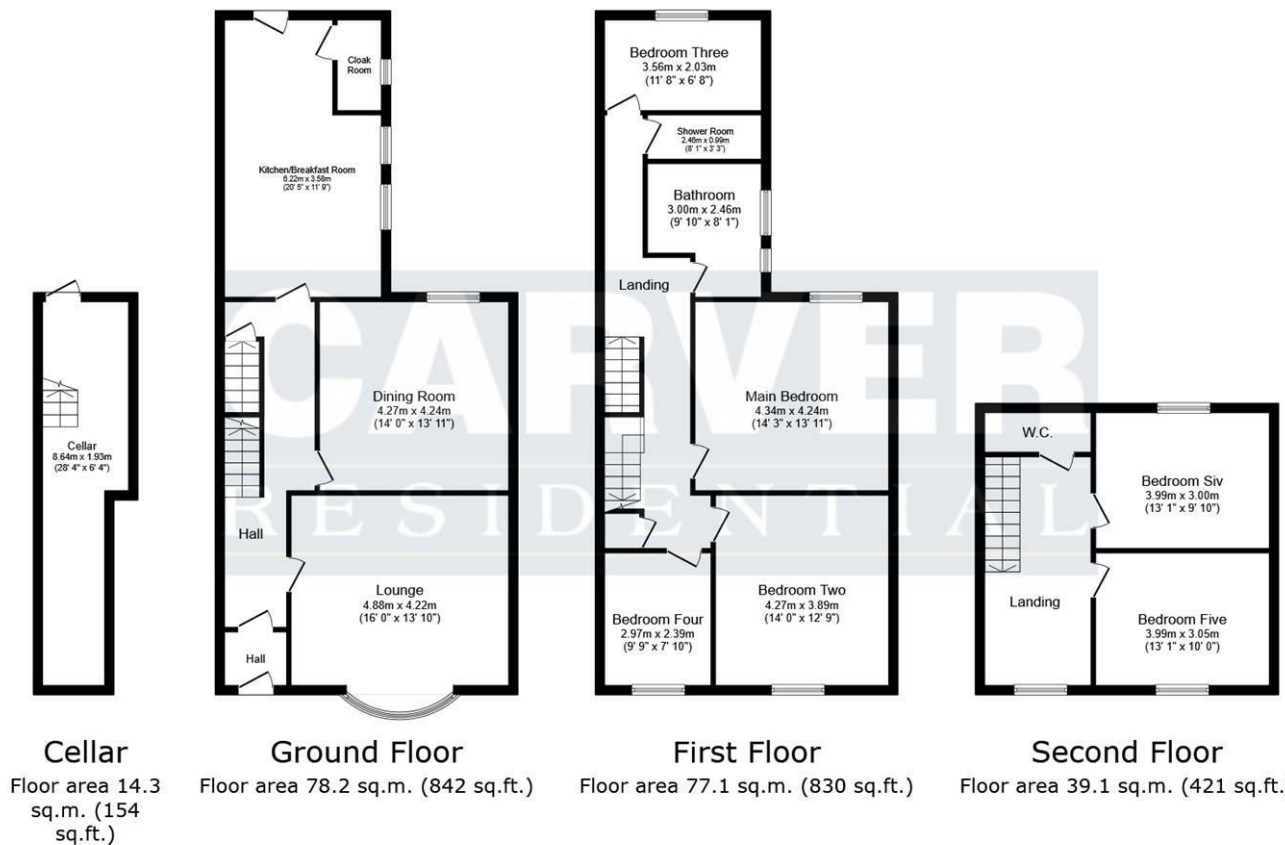
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
35-48 F		
21-34 G		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 208.7 sq.m. (2,246 sq.ft.)

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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