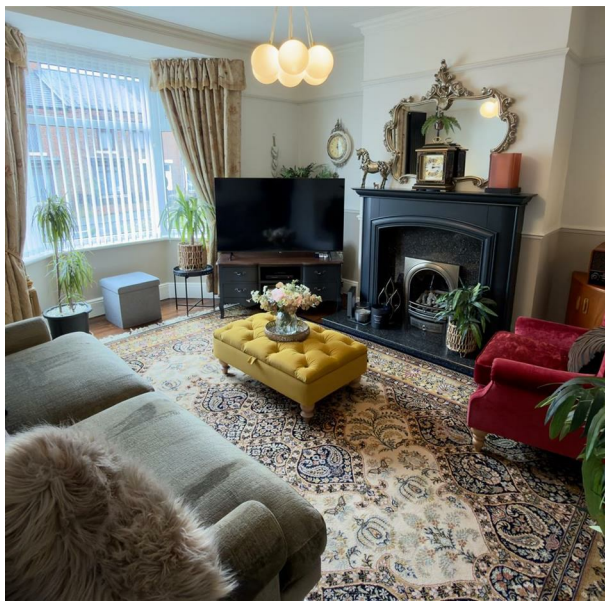


Haughton Road, Darlington, DL1 2LD
Offers in excess of £160,000

estates⁴
'The Art of Property'



Haughton Road, Darlington, DL1 2LD

Offers in excess of £160,000

Council Tax Band: A

An exceptional opportunity to acquire this impeccably presented and significantly improved property, offering deceptively spacious accommodation finished to an outstanding standard throughout. The current owner has invested extensively in upgrading the home, with little regard for cost, resulting in a beautifully maintained residence ready for immediate occupation.

The property has undergone a programme of high-quality improvements including the installation of a Worcester Bosch combination boiler (2022), a luxurious reconfigured and extended bathroom (2022), featuring a double walk-in shower and compact bath, extensive replastering, redecoration, and an upgraded loft space with raised flooring, comprehensive insulation, lighting, power with newly fitted loft ladders. Further enhancements include a replacement kitchen roof (2024) and the addition of solar panels (2025), improving both efficiency and sustainability.

Internally, the accommodation comprises an inviting entrance hallway incorporating a ground floor WC, enhanced by an attractive exposed brick feature wall. To the front, a delightful bay-fronted lounge boasts stylish flooring and a feature fireplace with gas fire. A separate dining room offers a pleasant open aspect to the kitchen, complete with an open fire, useful under-stairs storage cupboard and French doors leading to the rear garden. The kitchen itself is well-proportioned and thoughtfully arranged.

To the first floor are two well proportioned double bedrooms, the principal bedroom benefiting from a bay window and built-in mirrored wardrobes, along with the beautifully appointed bathroom. The loft has been enhanced to provide an excellent, carpeted storage area with lighting, power and Velux-style window.

Externally, beautifully landscaped and maintained rear

garden offering, a perfect combination of style, comfort, and low-maintenance living, creating a private outdoor space ideal for both relaxing and entertaining. The well kept lawn provides a generous, year-round usable area, complemented by elegant stone pathways, decorative gravel features and thoughtfully planted borders with variety of mature shrubs and trees. A standout feature is a charming seating patio area, perfect for al fresco dining while additional patio spaces provide flexibility for social gatherings or quiet enjoyment, while a driveway to the front, further enhances its appeal.

Additional benefits include UPVC double glazing, plus wooden-framed double-glazed Velux window to the loft, and gas central heating.

Ideally situated in a highly convenient location, the property offers easy access to local shops, amenities, well-regarded schools, Darlington town centre, and excellent transport links including the A1(M) & A66. Early viewing is essential to fully appreciate the quality, space and level of improvement this outstanding home has to offer.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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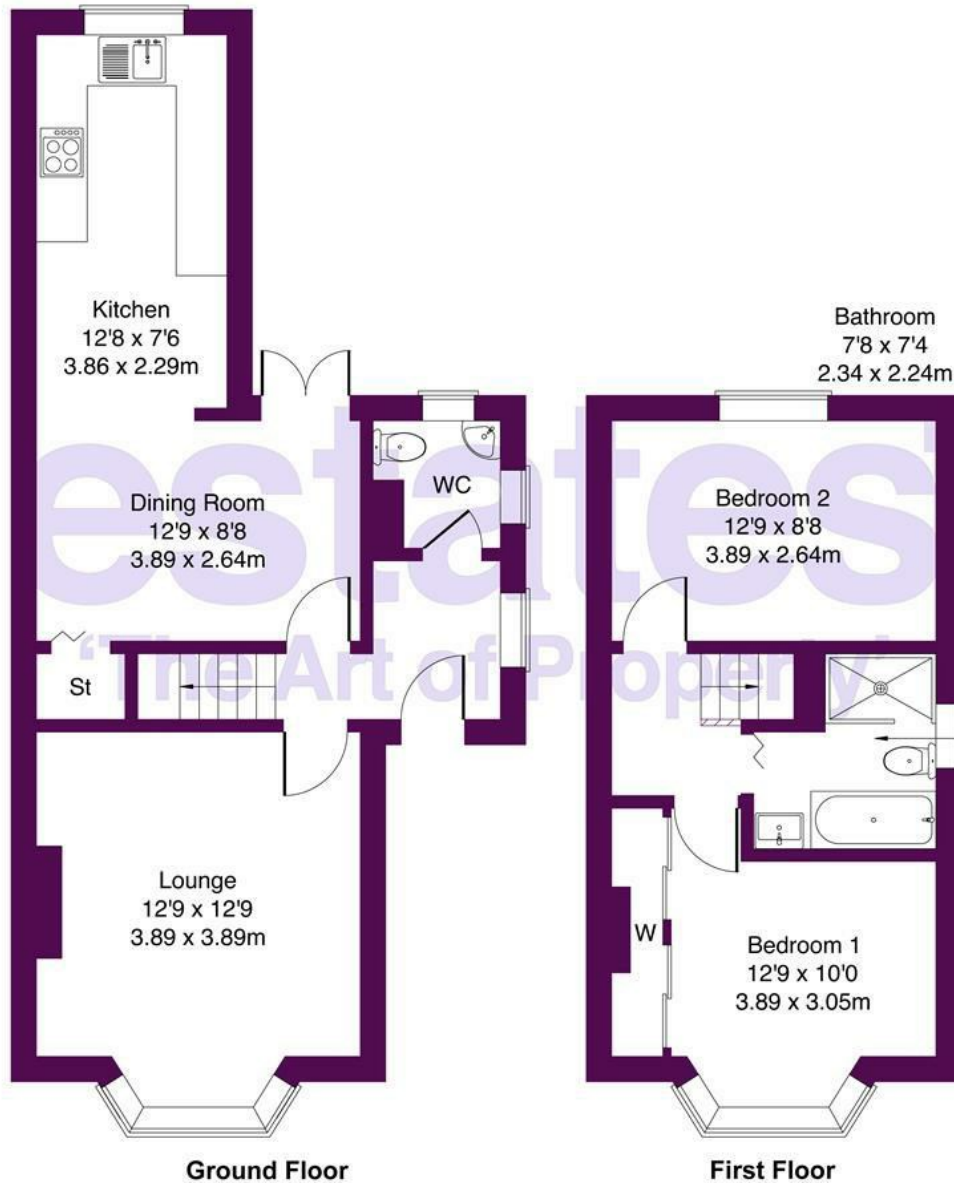
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Haughton Road, Darlington, DL1 2LD

Approximate Gross Internal Area: (838 sq ft - 78 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	