Coniscliffe Road, Darlington, DL3 8AG

Offers in the region of £425,000

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Coniscliffe Road, Darlington, DL3 8AG
Offers in the region of £425,000
Council Tax Band: E

A fantastic opportunity to acquire a substantial four-bedroom family home, occupying a generous, slightly elevated plot in the prestigious West End of Darlington, within one of the town's most sought-after postcodes.

Combining charming 1930s character with modern improvements, the property offers spacious accommodation, generous room proportions and high ceilings. Features include UPVC double glazing, apart from an attractive stained-glass window to the ground-floor WC, gas central heating with Hive control and a Baxi 800 Combi boiler installed in 2020.

A welcoming entrance hallway leads to a spacious principal reception room with attractive fireplace, and a versatile second reception room with multi-fuel stove. The open-plan dining kitchen forms the heart of the home, enjoying views and access to the rear garden, with modern units, integrated fridge and freezer, and generous space for a large family dining table and chairs, making it the perfect setting for family gatherings and entertaining.

The first floor provides four well-proportioned bedrooms, including three generous doubles and a smaller double, together with a family bathroom and separate shower room.

Externally, the property benefits from excellent kerb appeal, a well-maintained front garden, generous driveway and tandem garage. The substantial rear garden offers excellent space and potential, while the useful outside laundry/utility room could provide an ideal garden office. The plot also offers scope for a further extension, subject to the necessary permissions.

Occupying an enviable position as not overlooked to the front. Ideally located for well-regarded schools, the A1(M), A66, Darlington town centre, mainline railway station and Teesside International Airport.

A characterful family home offering generous accommodation, a superb plot, excellent parking and exciting potential in one of Darlington's most desirable locations.

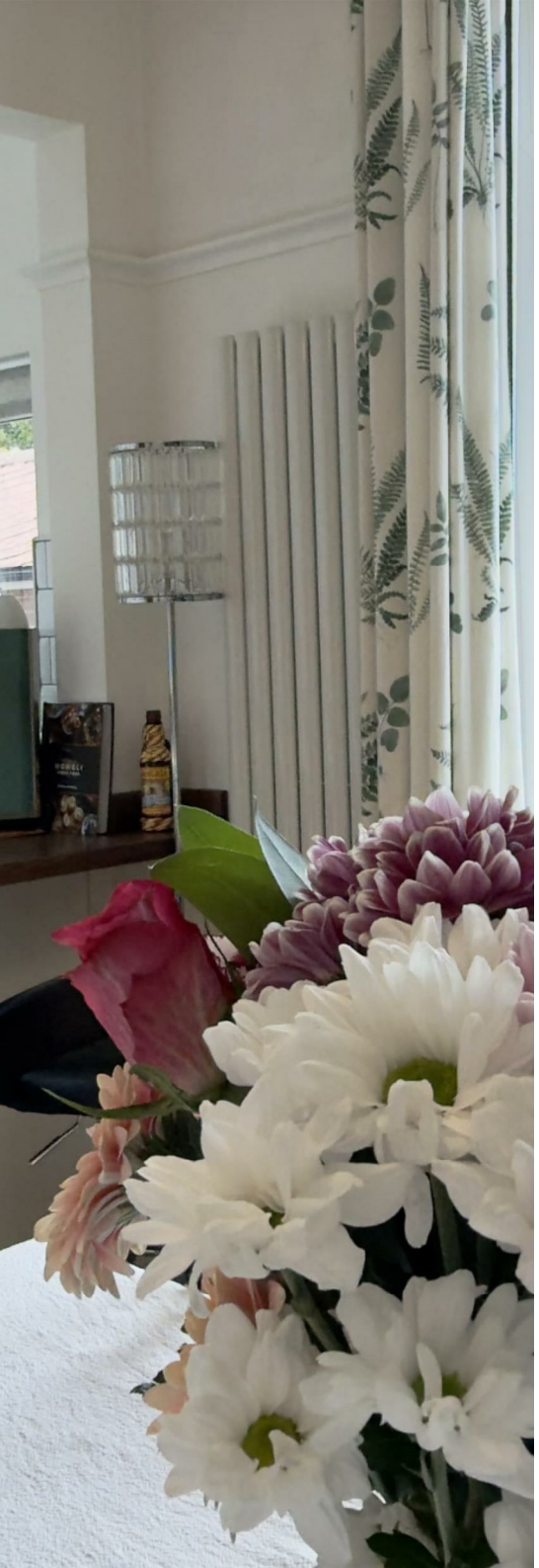
Please note:
Council tax Band - E
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

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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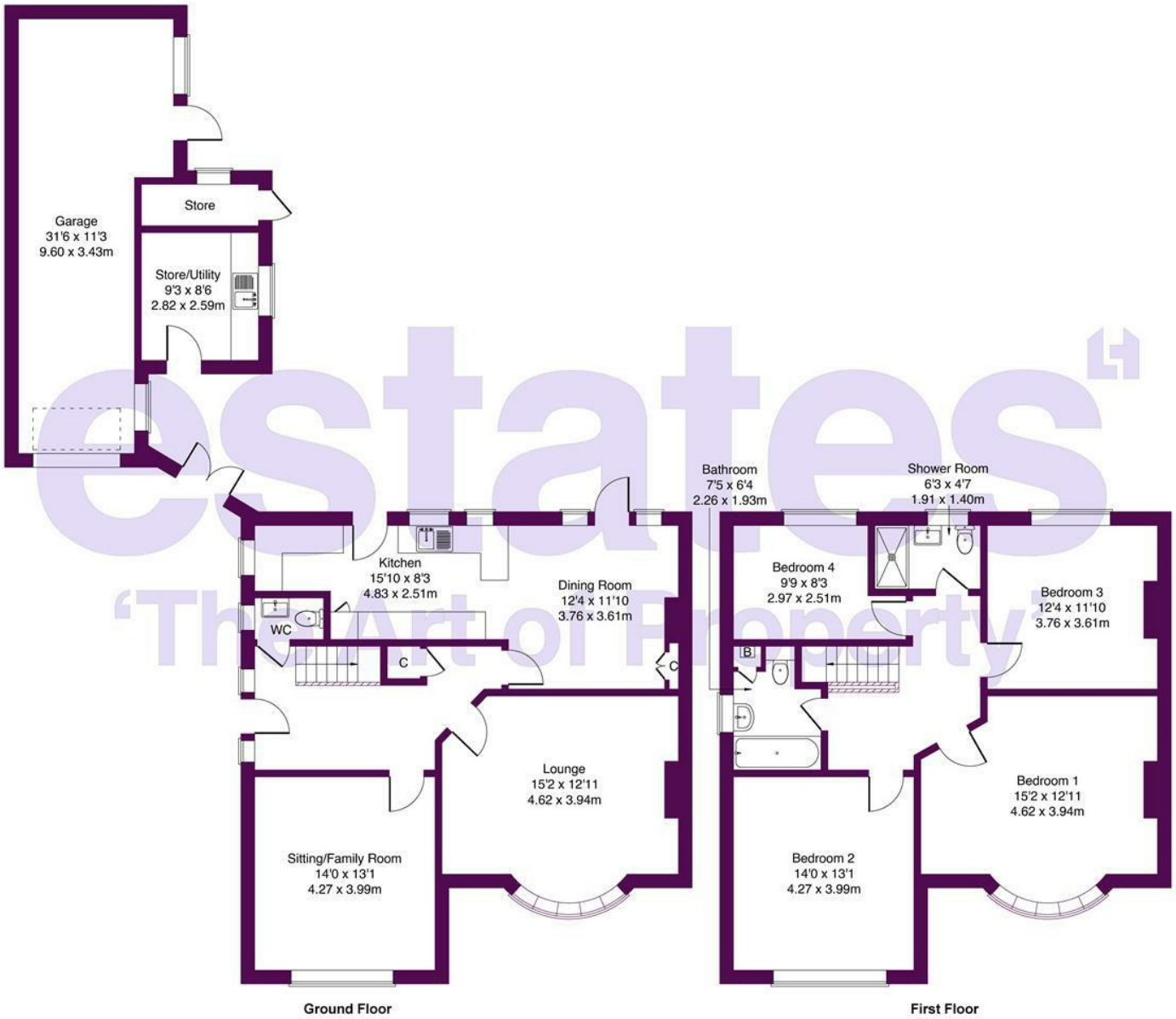






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Approximate Gross Internal Area: (2174 sq ft - 202 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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