



3358 Sq/Ft of Prime Residential period Property. Nestled in Darlington's prestigious West End, this exquisite double-fronted Georgian four-storey house exudes timeless elegance and modern sophistication. Symmetry and period charm define its striking façade, while its interiors have been meticulously modernised to a high standard. The heart of the home is the spectacular kitchen-dining room, a true showstopper, boasting state-of-the-art appliances and luxurious finishes. French doors open onto a balcony, perfect for alfresco dining and entertaining, blending indoor and outdoor living seamlessly. Generously proportioned rooms across four levels offer versatility and comfort, with period features such as sash windows and high ceilings complementing contemporary enhancements. This stunning residence combines historical grandeur with modern luxury, making it a perfect family home or an entertainer's dream, in one of Darlington's most desirable locations.

*****NO UPWARD CHAIN*****

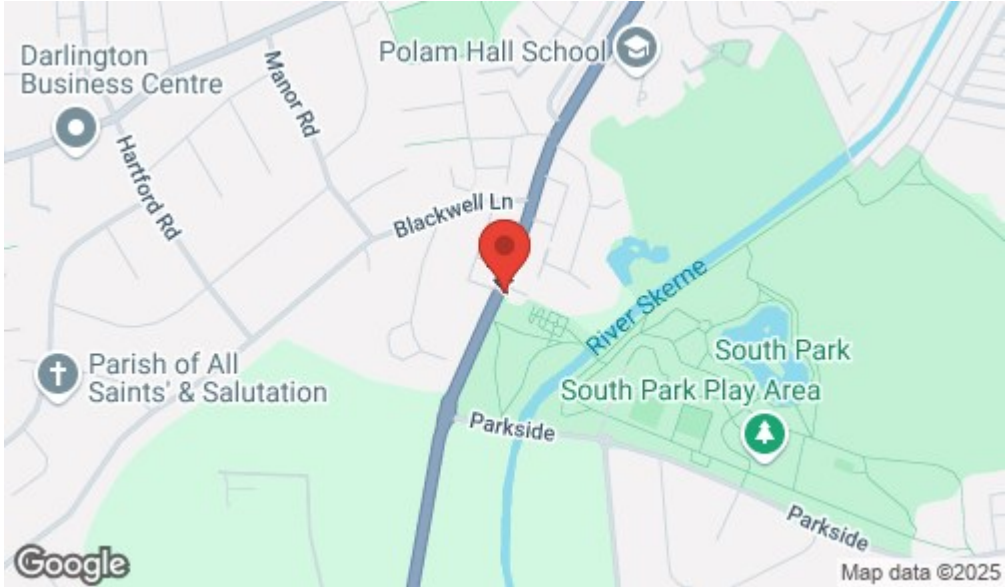
COUNCIL TAX BAND F
EPC RATING D

Grange Road, Darlington, DL1 5NT
7 Bedroom - House
£475,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: F



**SMITH &
FRIENDS**
ESTATE AGENTS

Grange Road, Darlington, DL1 5NT



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		