



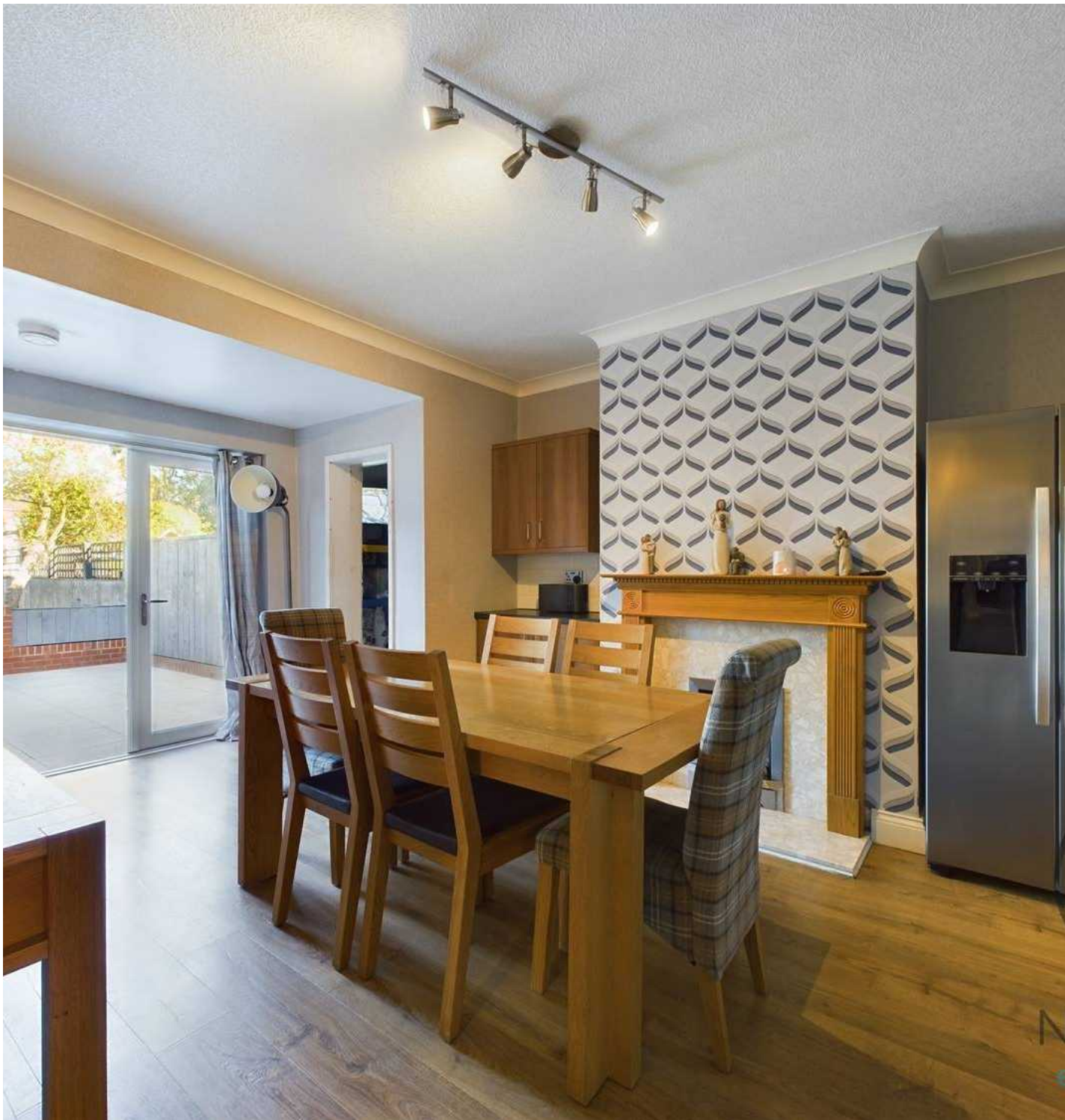
Clifton Road, Darlington

Darlington



In Excess of £190,000





## 175 Clifton Road

Darlington, Darlington

Conveniently located for easy access to the town centre and mainline train station, this property offers a welcoming entrance hall leading to a spacious lounge with a bay window at the front. The open-plan kitchen and dining area at the rear features patio doors that open onto the large garden.

On the ground floor, there is a versatile room that can serve as either a bedroom or a home office.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom.

Outside, the generous rear garden includes both patio areas and a lawn, offering ample space for outdoor enjoyment.

Council Tax band: B

Tenure: Freehold

- 4-Bedroom Semi-Detached Home
- Prime Location – Close to town centre and train station
- Open-Plan Kitchen/Dining – With access to a spacious rear garden
- Versatile Ground Floor Room – Suitable as a bedroom or home office
- Large Rear Garden – Featuring patio areas and a lawn for outdoor living
- Energy Performance Certificate: TBC





### Hallway

10'6 x 6 (3.21 x 1.84m)

### Lounge

11'4 x 12' (3.47 x 3.67m)

### Kitchen/Diner

11'8 x 18'8 (3.57 x 5.70m)

### Bedroom/Study

10'2 x 7'7 ( 3.12 x 2.32m)

### Landing

7'4 x 3'4 (2.25 x 1.04m)

### Bedroom 1

14'2 x 10'8 (4.32 x 3.25m)

### Bedroom 2

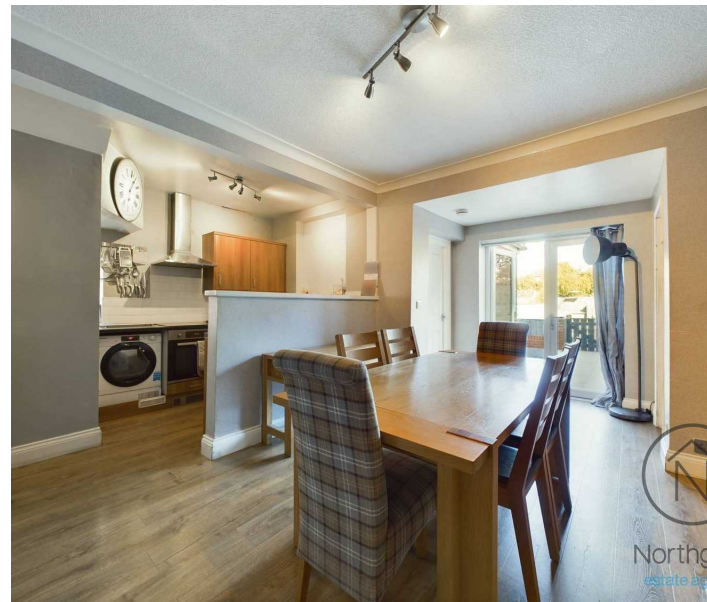
12'0" x 10'11 (3.67 x 3.34m)

### Bedroom 3

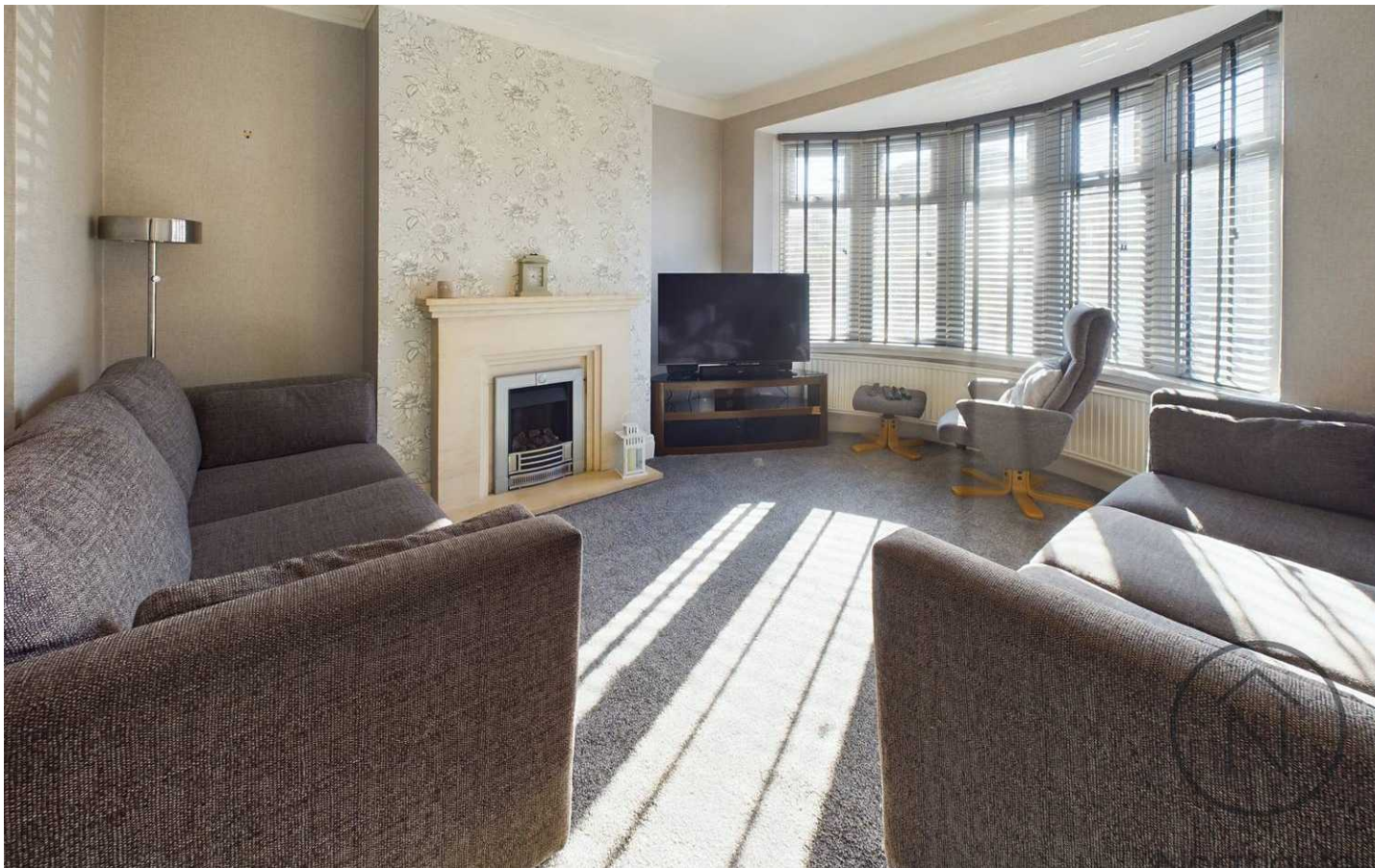
8'4 x 7'9 (2.54 x 2.36m)

### Bathroom

7'8 x 7'3 (2.35 x 2.21m)







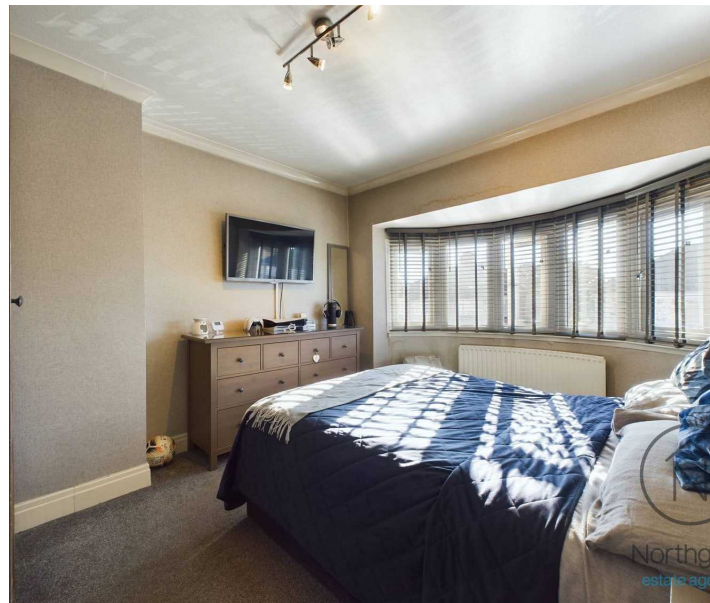
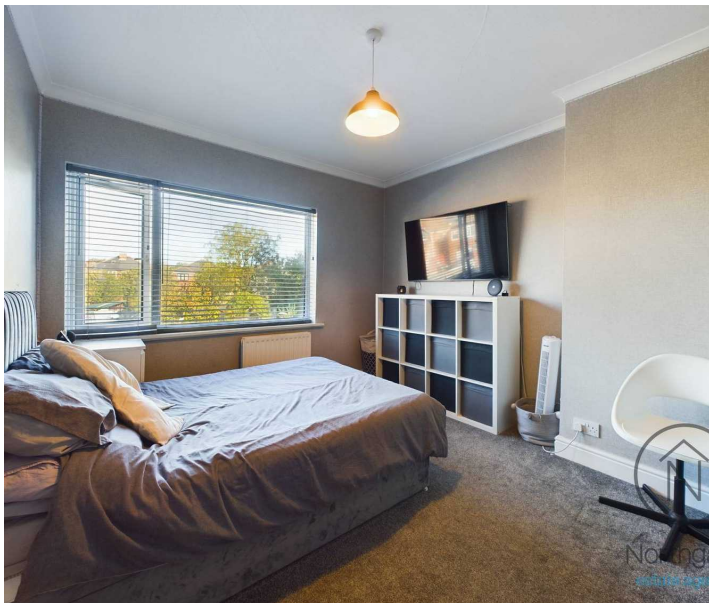
**FRONT GARDEN**

Block paved

**REAR GARDEN**

**OFF STREET**

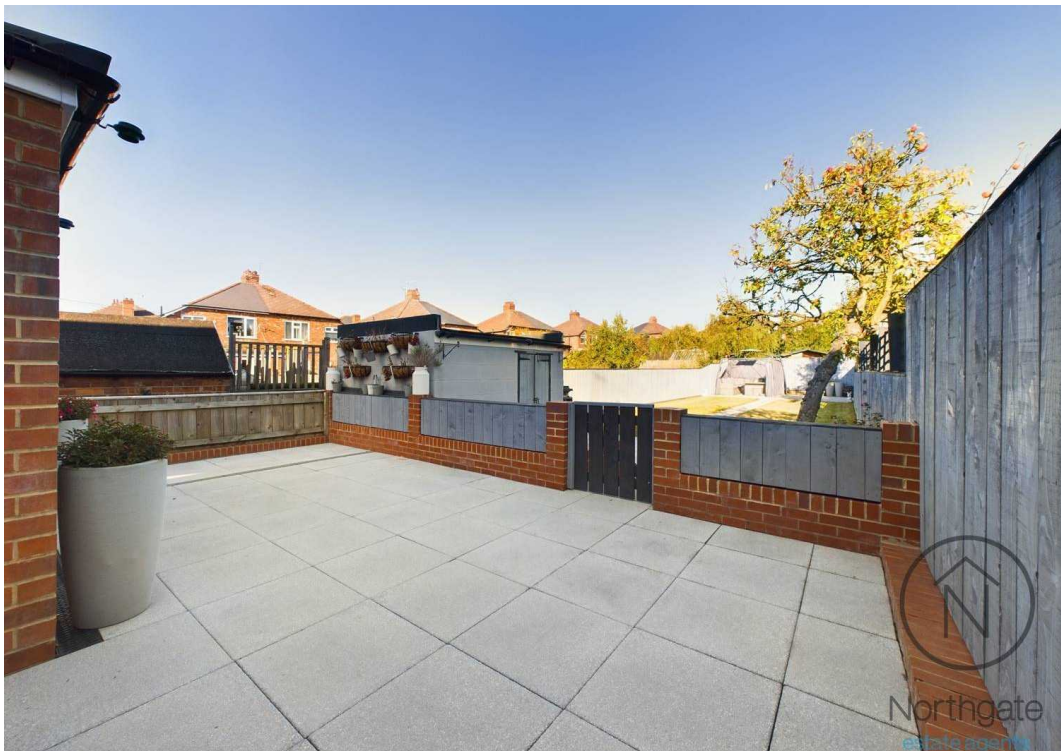
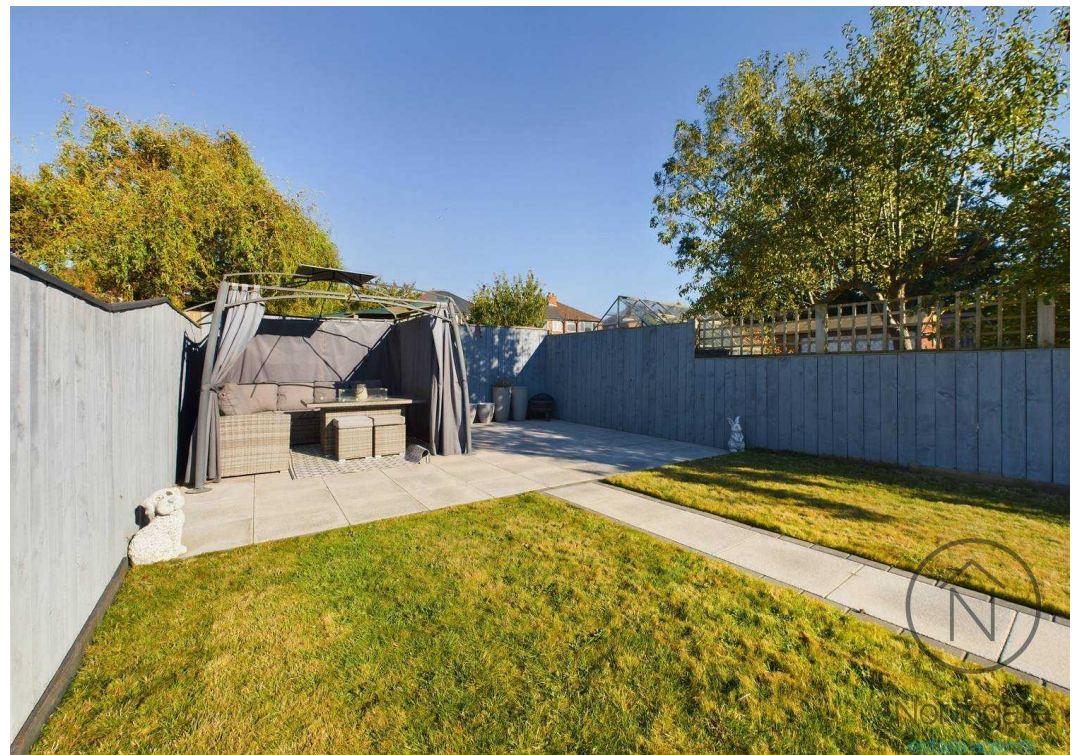
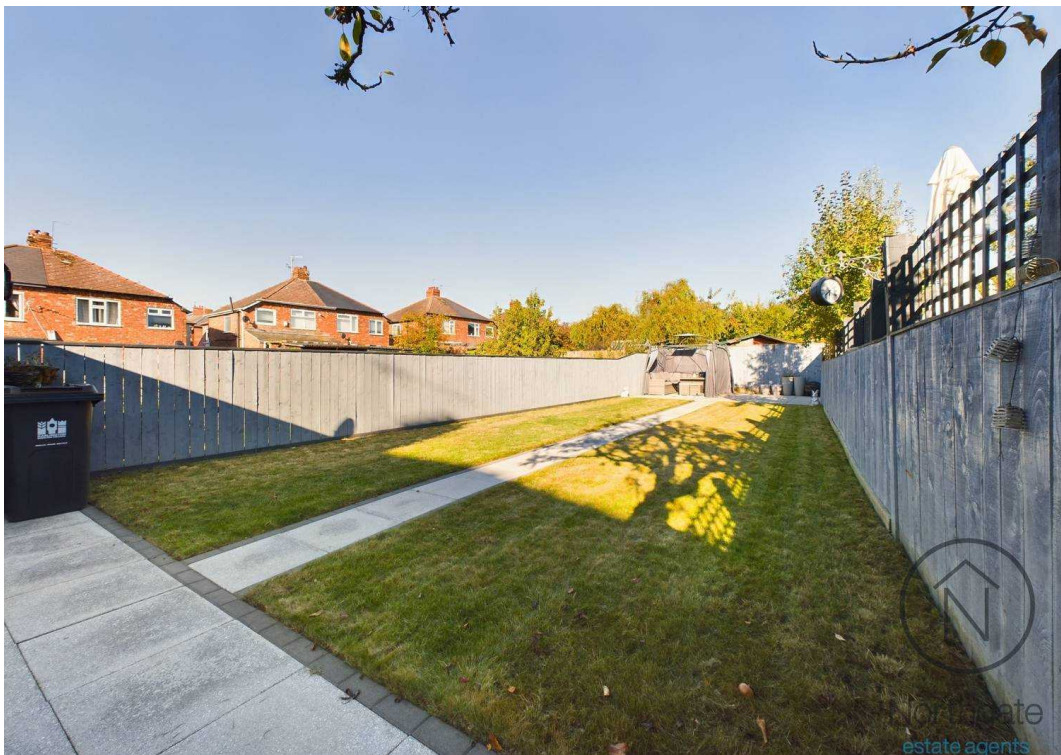
2 Parking Spaces







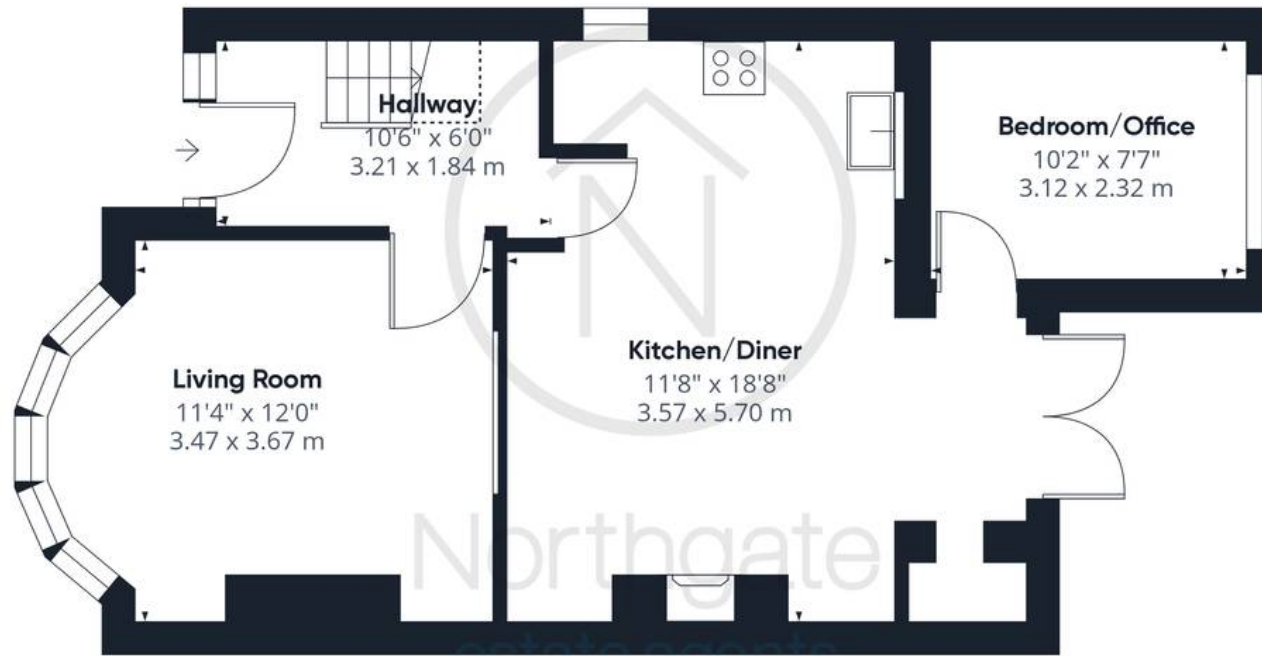




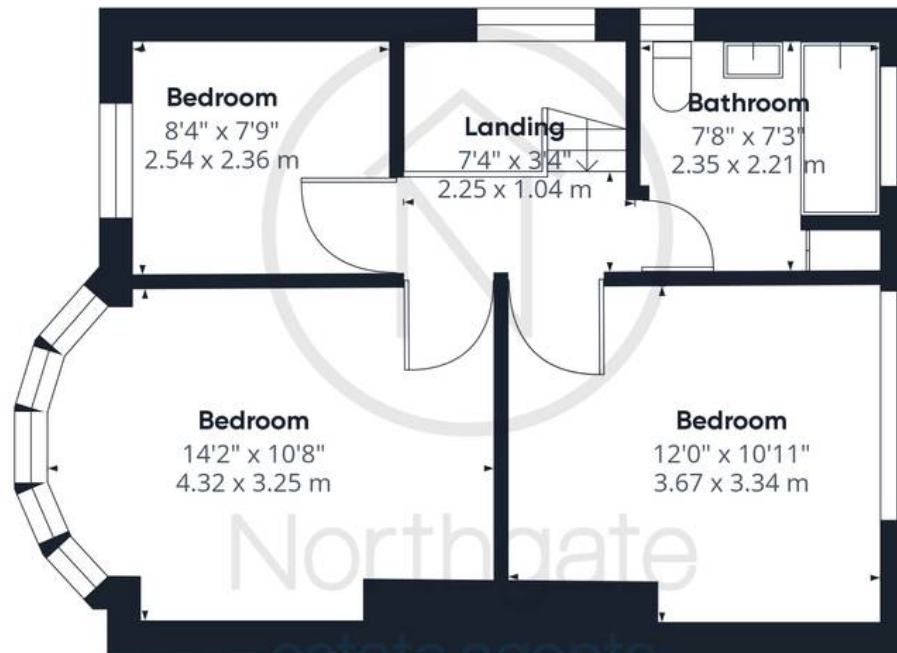




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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

941.3 ft<sup>2</sup>

87.45 m<sup>2</sup>

**Reduced headroom**

9.58 ft<sup>2</sup>

0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

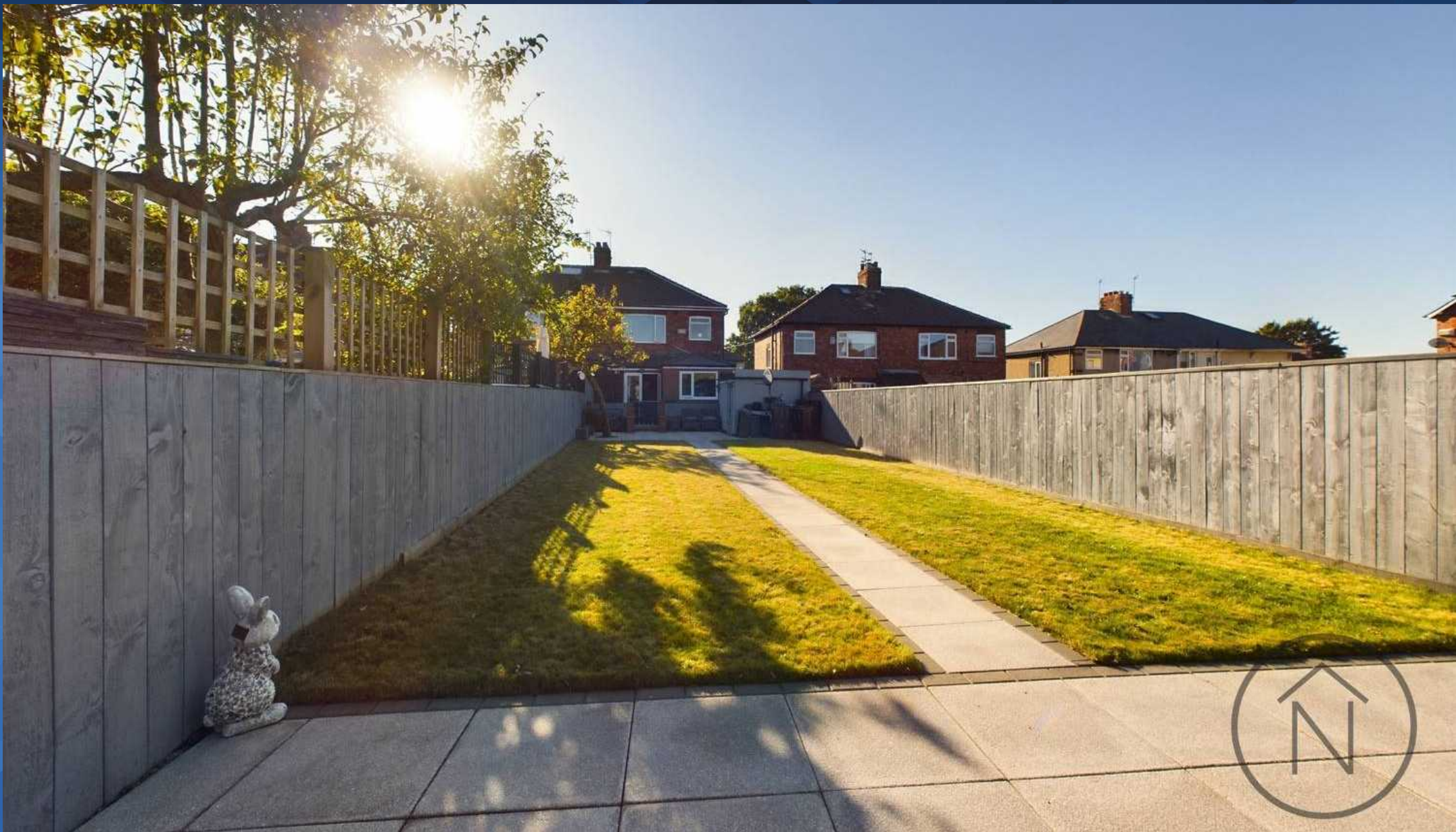
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Northgate - County Durham

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