



VENTURE
PLATINUM

Goosepool Way | Darlington
Offers In Excess Of £249,950



This stylish and beautifully presented four bedroom detached property constructed by Miller Homes in 2017 to The ESK design benefits from the remaining 10 year NHBC Guarantee and is in ready to move into condition with a modern fitted kitchen complete with appliances and modern bathroom and en-suite to the main bedroom. The property has gardens to the front and rear, off street parking and a garage to the rear.

Middleton St George is a popular growing village commutable to both Darlington and Teesside and boasts a village pub, supermarket, and a sought after school.

Ideally suiting family living we recommend early viewing.

Entrance Hallway

With composite front door, laminate flooring, radiator and staircase to the first floor.

Ground Floor Cloaks

With low level wc, wash hand basin, radiator, obscure window to the side and laminate flooring.

Lounge 5.23m x 3.96m (17'2 x 13')

Upvc double glazed window to the front, vertical radiator.

Kitchen/Diner 5.44m x 3.61m (17'10 x 11'10)

Upvc double glazed double doors and window leading and overlooking to the rear garden.

The kitchen is fitted with a stylish range of cream wall, base and drawer units, contrasting work surfaces and upstands, integrated fridge/freezer, integrated dishwasher, integrated washing machine, one and a half bowl stainless steel sink unit with mixer tap and spray, integrated hob with extractor and double oven, under stairs storage cupboard.

First Floor

Landing. With access to the attic via pull down ladder and is boarded out.

Bedroom 1 3.96m x 2.67m (13' x 8'9)

Upvc double glazed window to the front, fitted wardrobes.

En-Suite

Fitted with a suite comprising shower cubicle, low level wc, wash hand basin, radiator.

Bedroom 2 3.56m x 2.64m (11'8 x 8'8)

With upvc double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3 3.68m x 1.78m (12'1 x 5'10)

With upvc double glazed window to the rear and radiator.

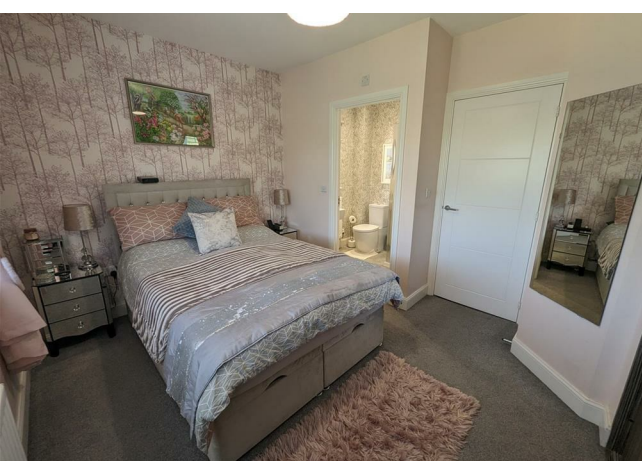
Bedroom 4 2.57m x 2.51m (8'5 x 8'3)

With upvc double glazed window to the front and radiator.

Bathroom

Fitted with a modern white suite comprising panelled bath, low level wc, wash hand basin, laminate flooring, part tiled walls and radiator.





Externally

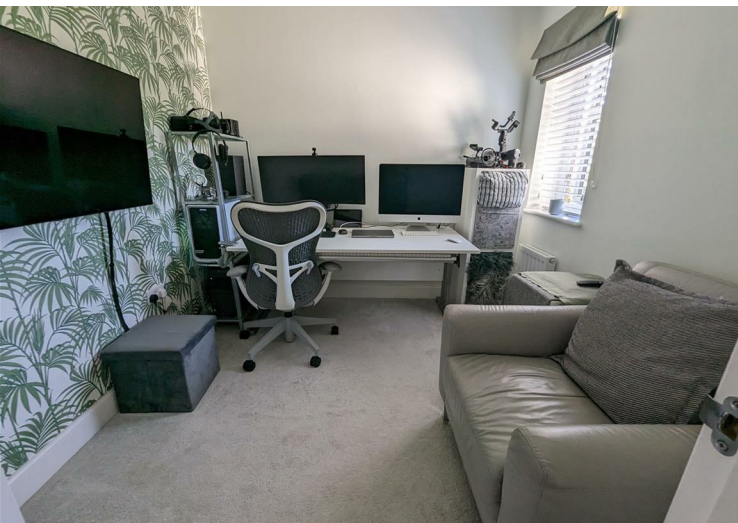
The front of the property is open planned with lawn and is accessed along a shared pathway from Goosepool Drive.

There is a lawned garden to the rear with patio and gated access leading to the garage.

Council Tax

Band E





Tenure

This property is freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Property Information



Local Authority
Darlington
Council Tax
Band:
E
Annual Price:
£2,761
Conservation Area
No
Flood Risk
No Risk
Floor Area
1,108 ft 2 / 103 m 2
Plot size
0.06 acres (2 Plots)
Mobile coverage

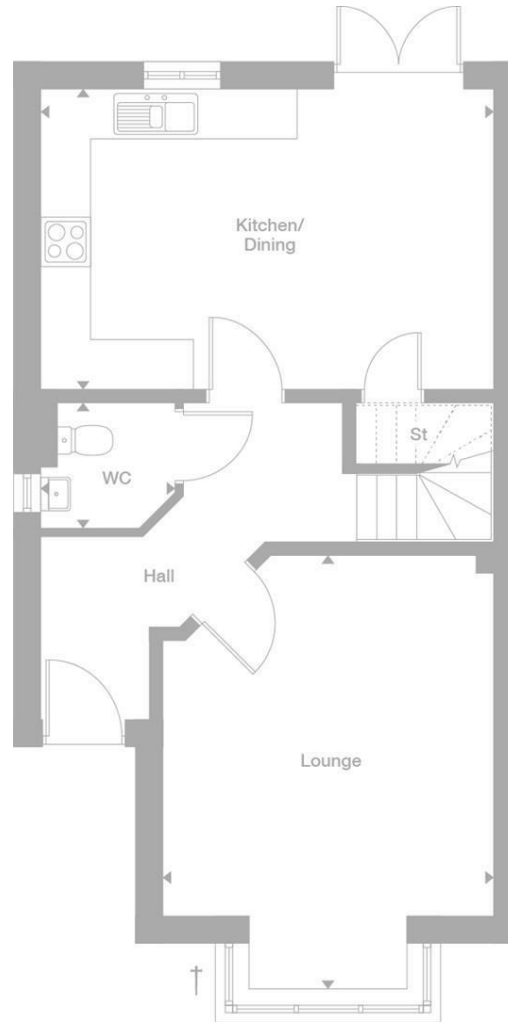
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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