



VENTURE  
PLATINUM



Elton Road | Darlington  
Offers Over £300,000





This newly refurbished, deceptively spacious bungalow is located within this quiet residential area in the heart of the most popular West End of Darlington within a short stroll to the town centre and other amenities. The property has been designed with great thought and planning by the current owners to provide a versatile family home ideal for living and entertaining both in and outdoors. The ground floor has two reception rooms and two/three bedrooms, a fitted kitchen and a bathroom. To the first floor there is a further bedroom and bathroom.

Externally the property has gardens to the front and rear with off street parking and a single garage.

Rarely do these properties come to the market and viewing is highly recommended to avoid disappointment.

#### Entrance Hall

Upvc door to the front and radiator.

#### Lounge 3.99m x 3.43m (13'1 x 11'3)

Feature fire surround with electric fire, two radiators and upvc door to the rear.

#### Conservatory 4.80m x 3.35m (15'9 x 11')

Upvc double glazing, french doors to the side.

#### Kitchen 3.43m x 2.79m (11'3 x 9'2)

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, oven, sink unit, integrated dishwasher, integrated fridge/freezer, radiator and upvc door to the side.

#### Utility Room

Upvc double glazed window to the side, space for washer and space for dryer.

#### Bedroom 1 4.19m x 3.53m (13'9 x 11'7)

Upvc double glazed bay window to the front, radiator and fitted wardrobes.

#### Bedroom 2 / Dining Room 3.96m x 3.43m (13 x 11'3)

Upvc double glazed bay window to the rear and radiator.

#### Bedroom 3 4.19m x 3.66m (13'9 x 12')

Upvc double glazed window to the front, radiator and staircase to the attic room.

#### Bathroom

Upvc double glazed window to the side, fitted with a white suite comprising corner bath, low level wc, wash hand basin, radiator and vinyl flooring.

#### First Floor

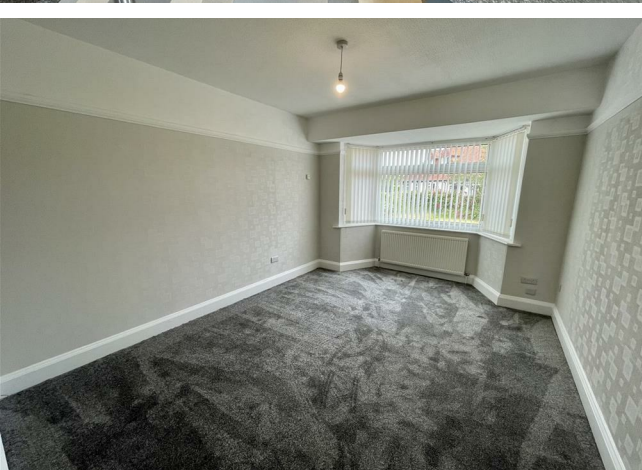
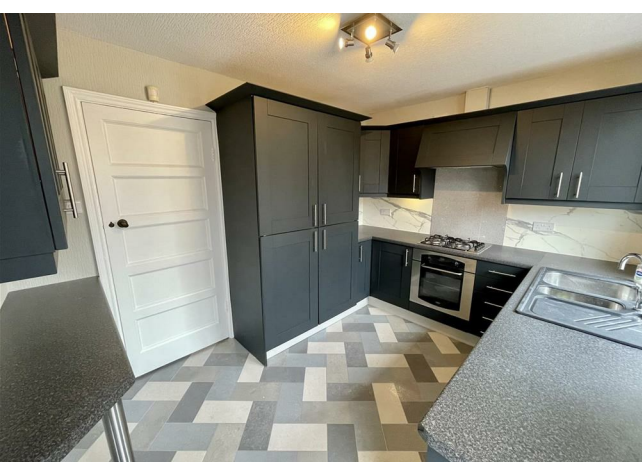
Storage into eaves, radiator and two velux windows to the front.

#### Bedroom 4 5.66m x 2.49m (18'7 x 8'2)

Velux windows to the side and rear, storage into eaves and radiator.







### Bathroom

Velux window to the front, fitted with a suite comprising bath, low level wc, wash hand basin, radiator and part tiled walls.

### Externally

There is an open plan garden to the front which is mainly block paved providing off street parking. Side access to the rear garden which is mainly laid to lawn with patio area and detached single garage.







**Council Tax**  
Band D

**Tenure**  
This property is freehold

**Note**

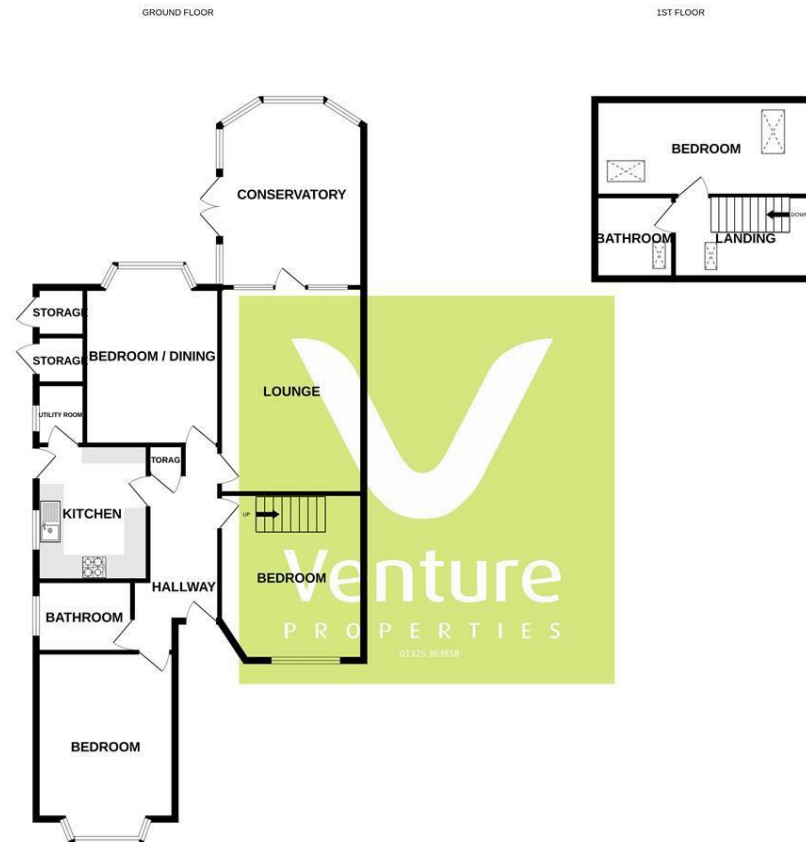
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guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





# 18 Elton Road | Darlington



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

45 Duke Street, Darlington, County Durham,  
DL3 7SD

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)