



VENTURE  
PLATINUM

Whessoe Road | Darlington  
£385,000



Railway Cottage was built circa 1895 and is located on the outskirts of Darlington whilst still allowing access to many amenities in Darlington and neighbouring towns and close proximity to major road links including A1(m) both North and South and the A(19)/A(66) ideal for the commuter.

The semi-detached bungalow itself is immaculately presented with a spacious lounge, a modern fitted kitchen, three bedrooms and the benefit of two bathrooms and a handy utility room.

The home is warmed by Gas Oiled Central Heating and is fully double glazed throughout and is accessed via secure double electric gates leading into an extensive driveway providing ample off-road parking.

The property features 0.32 acres of land, with well maintained gardens with patio areas and well-stocked plant beds, flower beds and hedgerows, all enclosed with wooden fencing,

In addition there are two large outbuildings with multiple rooms/pens, one formerly a cattery which is fully fitted, and the other not fitted, holding fantastic business opportunity.

#### **Kitchen 3.99m x 2.08m (13'1 x 6'10)**

Upvc door and window to the front, fitted with a range of Cashmere wall, base and drawer units, contrasting work surfaces, part tiled walls, stainless steel sink unit with mixer tap, space for cooker, space for fridge/freezer.

#### **Inner Lobby**

With Worcester boiler and upvc window to the side.

#### **Shower Room**

Fitted with a suite comprising double walk in shower cubicle with waterfall head and spray attachment, low level wc, wash hand basin, pvc walls, pvc ceiling, vinyl flooring, obscure window to the front, heated towel rail.

#### **Lounge 7.06m x 4.29m (23'2 x 14'1)**

With sliding doors into the conservatory, remote control living flame fire, two radiators.

#### **Conservatory 3.23m x 3.05m (10'7 x 10')**

With double doors to the side, laminate flooring and radiator.

#### **Hallway**

Leading to the bedrooms.

#### **Bedroom 1 4.65m x 2.54m (15'3 x 8'4)**

With upvc window to the side, radiator and coving to ceiling.

#### **Bedroom 2 3.66m x 2.44m (12' x 8')**

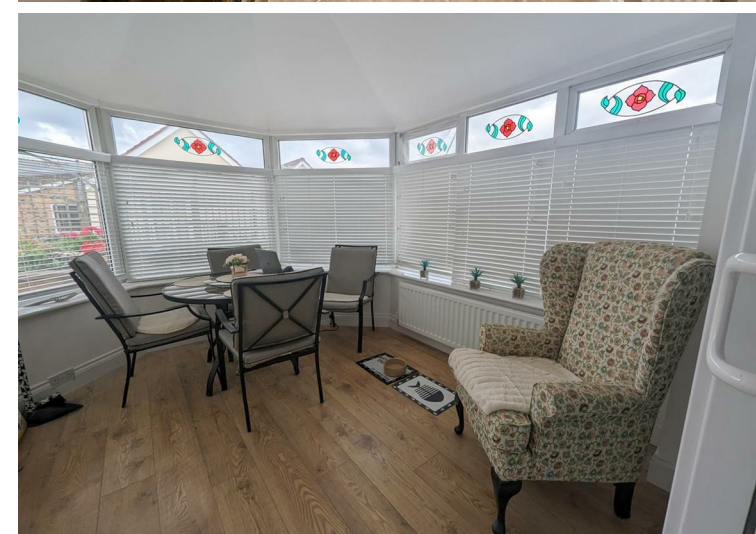
Upvc double glazed window to the side, radiator.

#### **Bedroom 3 3.66m x 2.21m (12' x 7'3)**

Upvc double glazed window to the rear, radiator

#### **Inner Lobby**

With door to the rear and storage cupboard.





**Utility Room 2.74m x 1.80m (9' x 5'11)**

With upvc window to the rear, fitted with wall, base and drawer units, space for washing machine, space for tumble dryer, pvc walls, tiled flooring.

**Cloakroom/w.c.**

With low level wc, bidet, wash hand basin, vinyl flooring, pvc walls and ceiling and heated towel rail.





#### Garden (Bungalow)

With garden to the front with Astro turf and mature conifers. Double wrought iron gated access from the front, raised beds, outside water tap and oil tank. There is a driveway and pebbled area ideal for extra parking.

#### CATTERY

The building was constructed to a standard fit for human habitation, but it is and always was intended to be a Cattery. The building itself is orientated north/south in order to help keep it cool during the summer season.

#### Reception Room 6.17m x 3.18m (20'3 x 10'5)

With two radiators, tiled flooring and access to the loft space via drop down ladder.



### Cattery Apartments

There are twelve apartment's in total, six to the front and six to the rear of the building. On the front of the building each apartment has a Garden Room terrace, and to the rear each apartment has an outside terrace.

### Cattery Apartment

Each apartment can take two cats, providing they come from the same home. Where there are more than two cats from the same home, some of the apartments have a 'room divide' built into an adjoining wall.

### WC - For Public Use

With low level wc, wash hand basin, tiled flooring and radiator.

### Kitchen 4.14m x 3.30m (13'7 x 10'10)

Fitted with a range of wall, base and drawer units, stainless steel sink unit with mixer tap, space for cooker, space for washing machine, space for tumble dryer, window to the rear, window to the side and radiator.

### Hall

### Rear Lobby

### Stable Block

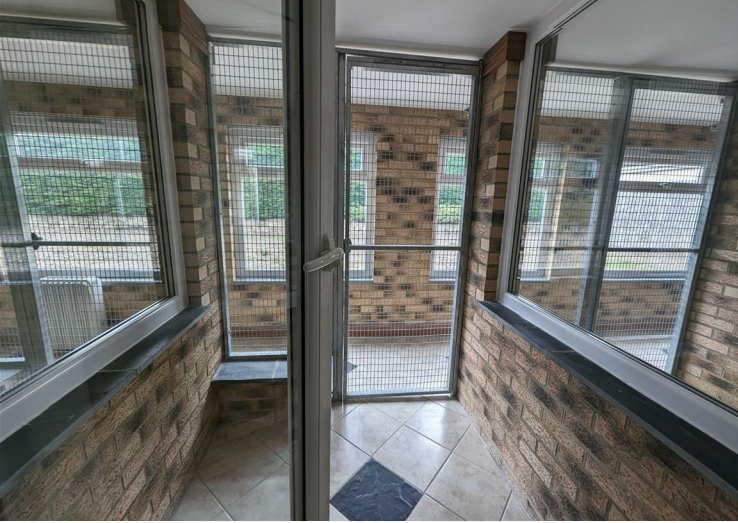
Subject to necessary planning permission, this would be ideal for conversion into a residential dwelling.

Might possibly be useful as another business enterprise, office etc?

Under floor insulation fitted underneath the concrete.

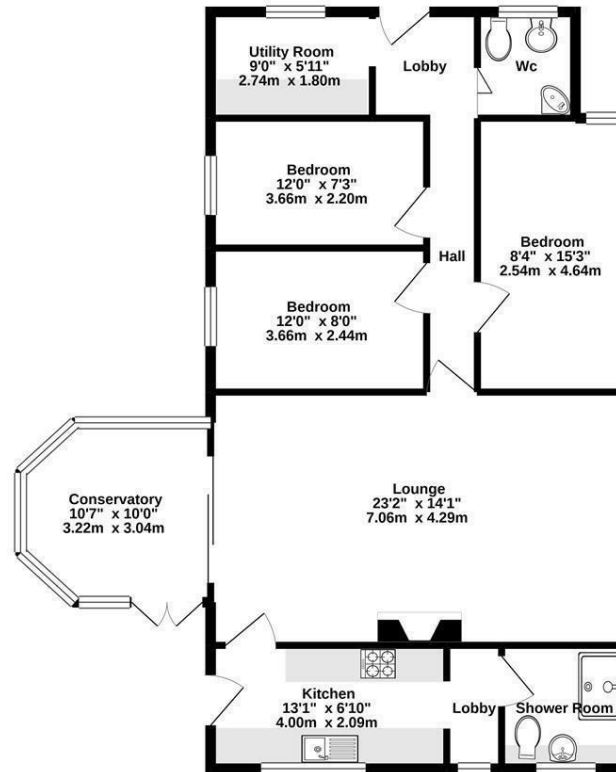
### Externally





# 2 Railway Cottages Whessoe Road | Darlington

**GROUND FLOOR**  
1047 sq.ft. (97.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.**

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 error, 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.