



VENTURE
PLATINUM

Heathfield Park | Darlington
Offers In The Region Of £240,000



This well presented four bedroom detached property is located within this quiet popular residential development in Middleton St George which lies between Darlington and Teesside via road together with rail links and Teesside airport close by. The local school is highly regarded and there are a number of independent shops and a village pub in situ. The property would suit the needs of a variety of purchasers and is offered with a modern interior and viewing is highly recommended at the earliest opportunity.

In brief the property comprises Entrance Hallway, Lounge, Dining Room, Sitting Room, Kitchen, Utility Room, Ground Floor Cloakroom, Four Bedrooms To The First Floor With an En-suite and Family Bathroom. Externally there are gardens to the front and rear with off street parking.

Entrance Hallway

With door to the side.

Lounge 4.06m x 3.18m (13'4 x 10'05)

With Upvc double glazed window to the front, feature fireplace with gas fire, coving to ceiling, understairs storage cupboard, semi open plan to the dining room.

Dining Room 3.00m x 2.34m (9'10 x 7'8)

With Upvc double doors to the garden and radiator.

Sitting Room 3.99m x 2.57m (13'01 x 8'5)

Converted from the garage making an ideal home office, gym or play room with Upvc double glazed window to the front and two storage cupboards.

Kitchen 2.90m x 2.74m (9'6 x 9')

With Upvc double glazed window to the rear and fitted with wall base and drawer units, stainless steel sink unit with mixer taps, integrated hob, oven and extractor.

Utility Room

With door to the side elevation and space for appliances, wall mounted boiler.

Ground Floor Cloakroom

With a low level w.c. and wash hand basin.

Staircase/Landing

Bedroom One 3.71m x 2.64m (12'2 x 8'8)

Upvc double glazed window to the front, wardrobe and radiator.

En-suite

Comprising shower cubicle, low level w.c and wash hand basin.

Bedroom Two 3.51m x 3.25m (11'6 x 10'8)

Upvc double glazed window to the front and radiator.

Bedroom Three 2.90m x 2.36m (9'6 x 7'9)

Upvc double glazed window to the rear and radiator.





Bedroom Four 2.64m x 1.75m (8'8 x 5'9)

Upvc double glazed window to the rear and radiator.

Family Bathroom

comprising a panelled bath, low level w.c and wash hand basin.





Externally

There is a driveway to the front and a lawned garden to the rear with borders and decking.

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

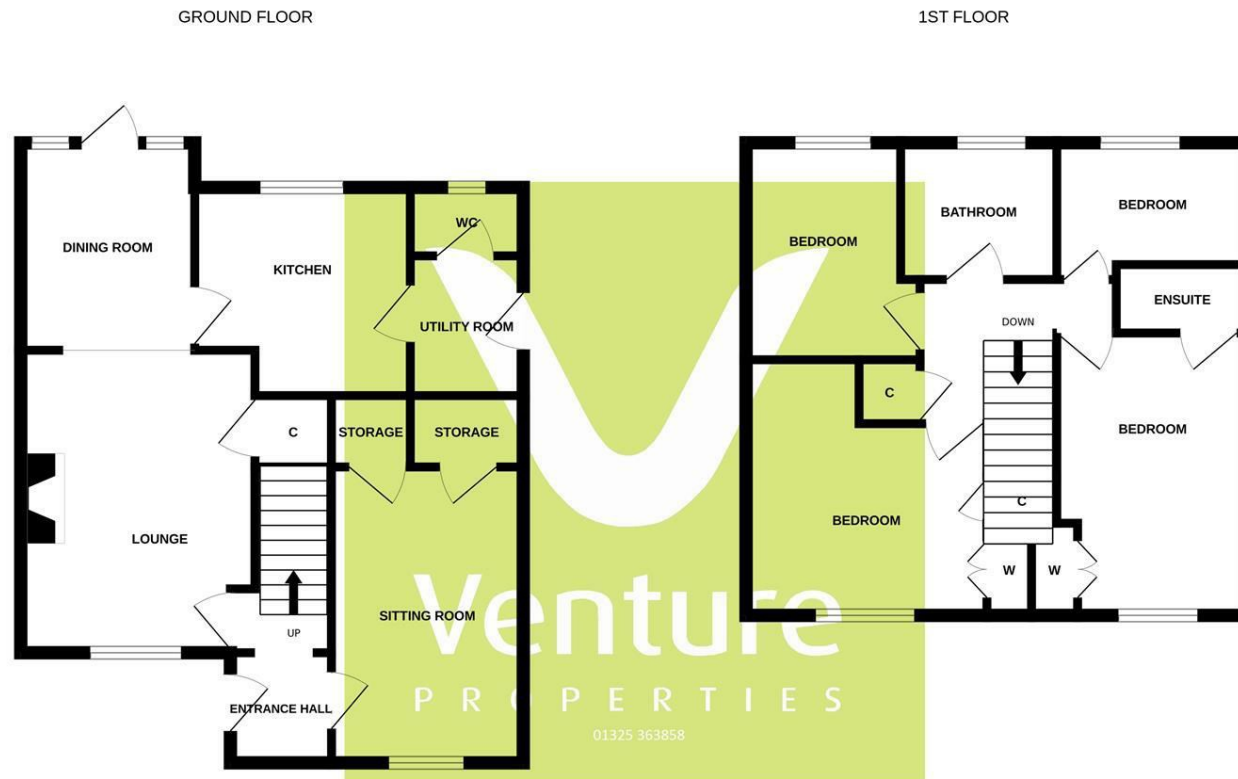


Council Tax Band
Band D

Tenure
This Property is Freehold



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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.

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