



VENTURE  
PLATINUM



George Stephenson Drive | Darlington  
No Onward Chain £245,000





This immaculately presented four bedroom detached property is offered to the market with No Onward Chain, situated on the popular Westpark development within easy reach of amenities in Cockerton Village and 'Tillage Green together with Marks and Spence Food outlet and Aldi. There is also easy access to major road links A1(M) North and South and bus routes.

The property has benefitted from a replaced stylish kitchen leading into the conservatory. There are four bedrooms to the first floor, the main having an en-suite together with a family bathroom.

The property has a garden to the rear, parking and garage. Viewing comes highly recommended.

#### Entrance Hallway

With a composite door to the front, laminate flooring and staircase to the first floor with under stairs recess and storage cupboard.

#### Lounge 4.47m x 3.35m (14'8 x 11'0)

With Upvc double glazed window to the front and radiator.

#### Kitchen/Dining Room 4.80m x 3.28m (15'9 x 10'9)

With Upvc double glazed window to the rear and doors into the conservatory. Fitted with a modern range of white wall, base and drawer units with composite sink unit and mixer taps, integrated hob with oven and extractor, integrated washing machine, integrated dishwasher, integrated fridge freezer, concealed boiler.

#### Garden Room 3.66m x 2.49m (12' x 8'2)

With double doors to the side and tiled flooring.

#### Ground Floor Cloakroom/w.c.

Low level w.c. and wash hand basin with radiator.

#### Staircase/Landing

With windows to the side elevation and access to the partly boarded loft space with shelving.

#### Bedroom One 3.02m x 2.84m (9'11 x 9'4)

With Upvc double glazed window to the front, fitted wardrobes and overhead storage and radiator,

#### En-suite

Fitted with a double shower cubicle, low level w.c. and wash hand basin, vinyl flooring and radiator.

#### Bedroom Two 3.07m x 2.34m (10'01 x 7'8)

With Upvc double glazed window to the rear and radiator.

#### Bedroom Three 2.90m x 2.08m (9'6 x 6'10)

With Upvc double glazed window to the front and radiator.

#### Dressing Room 2.08m x 1.85m (6'10 x 6'1)

With Upvc double glazed window to the rear. Fitted with a range of open fronted wardrobes providing hanging and shelving.







#### Family Bathroom

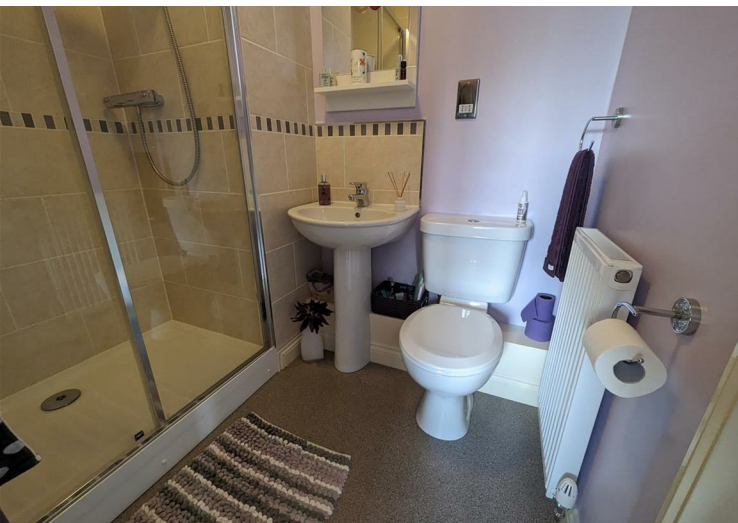
With a white suite comprising panelled bath with shower over and screen, low level w.c. and wash hand basin, part tiled walls, karndean flooring and radiator.

#### Externally

To the rear the main part of the garden being laid to indian stone with a mature shrub border. There is also a paved patio that is ideal for outdoor entertaining.







### Garage

There is a single garage and parking to the rear.

### 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





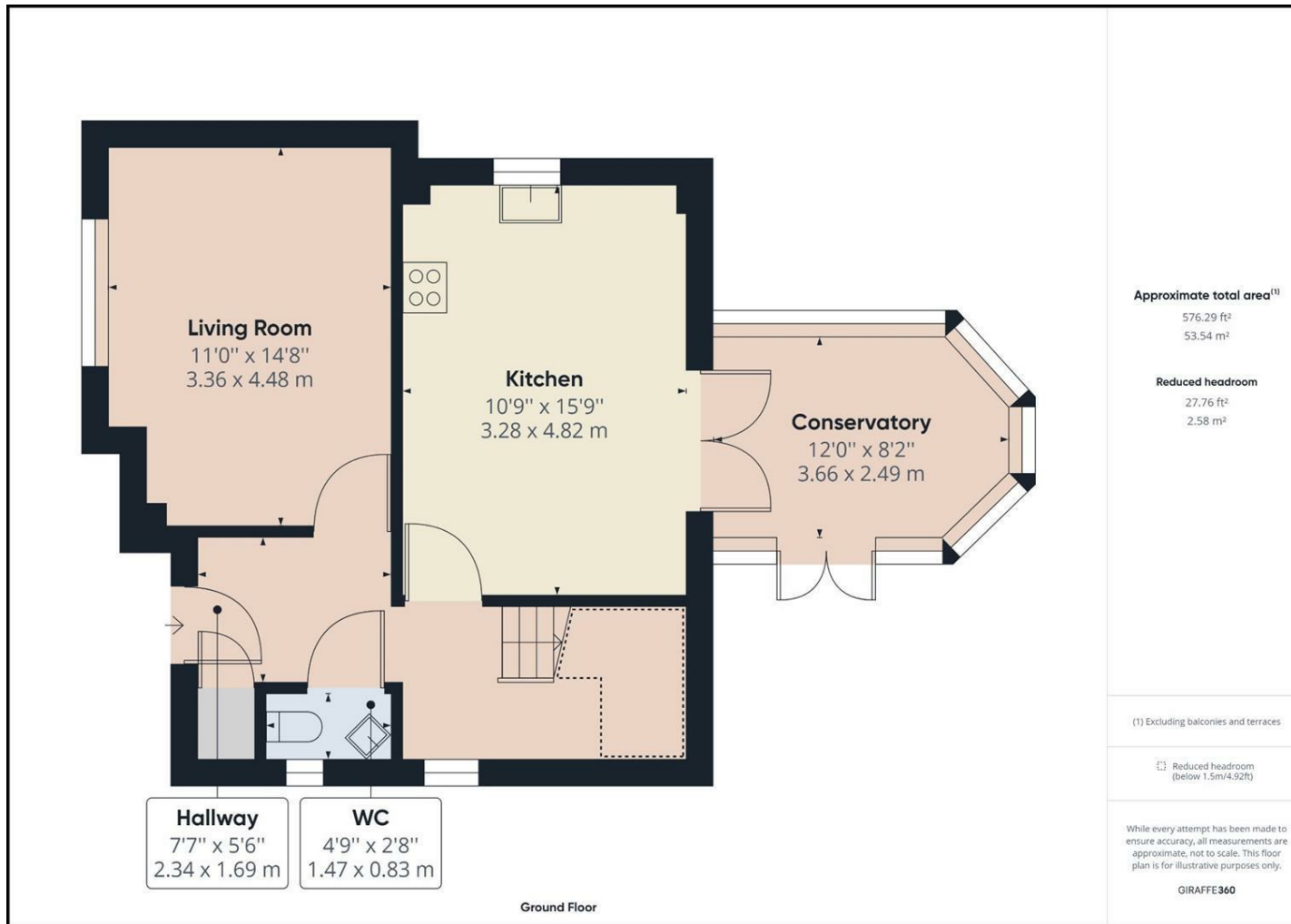
Tenure  
This Property is Freehold

Council Tax Band  
Band D





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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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