



VENTURE
PLATINUM

Acorn Close | Darlington
Offers Over £260,000



We offer this four bedroom detached property to the market located in this small popular development on the outskirts of Middleton-St-George within easy reach of both Darlington and Teeside and the amenities in the village including a Primary School and Teeside International Airport close by.

The property is well presented throughout with a modern kitchen, bathroom and en-suite to the main bedroom and is neutrally decorated throughout.

The property offers off street parking to the front and a lawned rear garden ideal for families.

Viewing is recommended.

Entrance Hallway

Lounge/Dining room 7.42 x 3.30 (24'4" x 10'9")

With upvc window to the front and french doors to the rear leading onto the rear garden, radiator.

Kitchen 3.84 x 3.35 (12'7" x 10'11")

A beautiful fitted kitchen with a quality range of cream gloss wall, floor and drawer units, contrasting work surfaces, textured sink with mixer tap, integrated electric double oven, AEG microwave, gas hob, integrated dishwasher, washing machine tumble dryer and larder fridge/freezer. Karndean floor and ceiling spotlights.

Downstairs Cloakroom

Fitted with a modern white suite comprising low level wc, wash hand basin within vanity unit and ceramic tiled surrounds.

First Floor

Landing with access to boarded loft via a pull down ladder

Bedroom One 4.29 x 3.33 (14'0" x 10'11")

With upvc double glazed window to the front, fitted with a quality range of gloss sliding wardrobes, radiator.

En -Suite

Fitted with a suite comprising walk in shower cubicle, low level wc, wash hand basin, marble effect tiles, ceiling spotlights and heated towel rail.

Bedroom Two 4.01 x 2.87 (13'1" x 9'4")

A further double bedroom with upvc window to the front and radiator.

Bedroom Three 2.79 x 2.49 (9'1" x 8'2")

A further double bedroom with upvc double glazed window to the rear, fitted with a range of quality wardrobes and radiator.

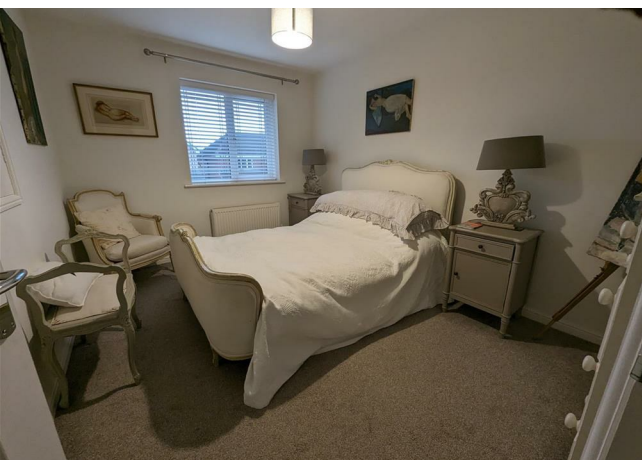
Bedroom Four 2.67 x 2.51 (8'9" x 8'2")

With upvc double glazed window to the rear and radiator.

Bathroom

Fitted with a white suite comprising panelled bath, wash hand basin, low level wc, part tiled walls.





Externally

Council Tax Band
Band D

Tenure
Freehold

NOTE

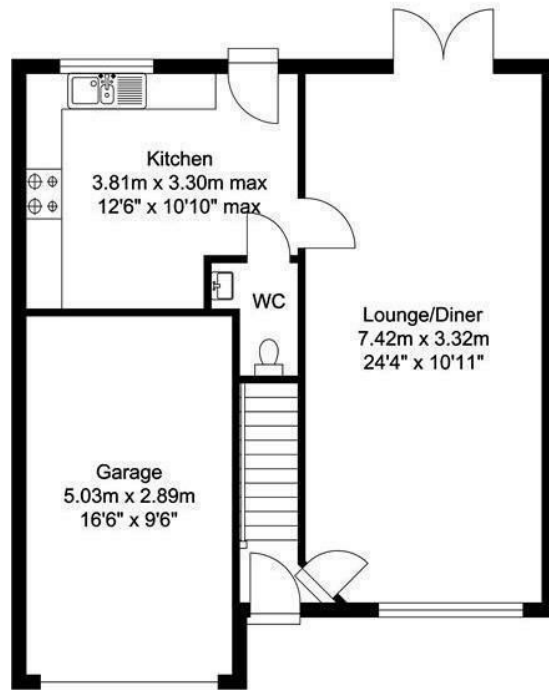




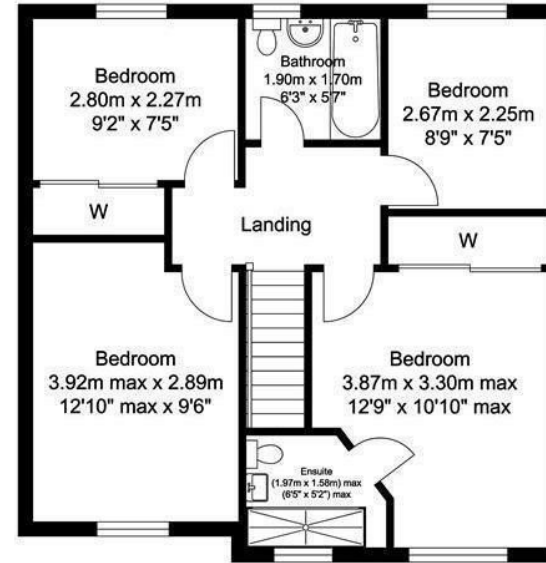
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



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Ground Floor



First Floor

Acorn Close, Middleton St. George

Total Approximate Floor Area 109.12 sq. m (1174.55 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.