



VENTURE
PLATINUM

Greenmount Road | Darlington
£365,000



A beautifully presented four bedroom Semi detached property situated in the heart of Darlington's West End within easy walking distance of Darlington town centre and within the catchment area of several good schools. The property is fitted with an amazing kitchen complete with integrated appliances. There is a beautiful garden to the rear and detached garage.

In brief the property comprises: Entrance Hall, Reception Room 1, Family room/Kitchen Diner, Downstairs cloakroom, to the first floor there are 2 very good sized bedrooms and a single bedroom currently used as a study / craft room and the Family shower room. to the second floor there is another bedroom with En -suite bathroom.

There is a beautiful garden to the rear with patio area, single detached garage and off street parking.

Entrance Hall

With composite door, gas central heating radiator, staircase leading to first floor landing.

Reception Room One 3.94m x 3.78m (12'11 x 12'5)

Situated to the front with an original open fire with surround, gas central heating radiator, covering to ceiling, picture rails and double glazed bow window.

Open plan Kitchen/Dining room 6.07m x 2.64m (19'11 x 8'8)

An open plan family room Situated to the rear,, the kitchen is beautiful fitted modern kitchen with a range of wall, base and floor units, integrated washing machine and dishwasher. Electric hob and oven, integrated microwave. Double glazed window, fireplace with multi fuel burner and gas central heating radiators.

Dining Area Measurements: 13'3 x 10'10

Downstairs cloakroom

With Wash hand basin and w.c.

First floor Landing

UPVC double glazed window and spacious staircase leading to second floor

Bedroom One 4.04m x 3.30m (13'3 x 10'10)

Situated to the rear with gas central heating radiator and double glazed window. Fitted wardrobes.

Bedroom Two 3.78m x 3.56m (12'5 x 11'8)

Situated to the front with double glazed bay window, original fireplace and gas central heating radiator.

Bedroom Four 2.49m x 2.08m (8'2 x 6'10)

Situated to the front With gas central heating radiator and double glazed window,

Separate WC

WC, UPVC double glazed window, under floor heating

Shower Room

A modern suite with walk in shower and wash hand basin underfloor heating and a storage cupboard that is housing the boiler that was installed in 2020.





Second Floor Landing
UPVC Double second glazed window to side.

Bedroom Three 4.55m x 3.51m (14'11 x 11'6)
With Velux window to the front and rear, gas central heating radiator





En-Suite

Suite comprising panelled bath, wash hand basin low level wc and towel rail. Velux window to the rear and safety escape window to the side.

Externally

A beautiful large rear garden to the rear that is mainly laid to lawn and three patio areas, multiple outdoor sockets. Single detached garage to the rear. To the front there is off street parking.

Council Tax Band

Band D



Tenure

The property is Freehold

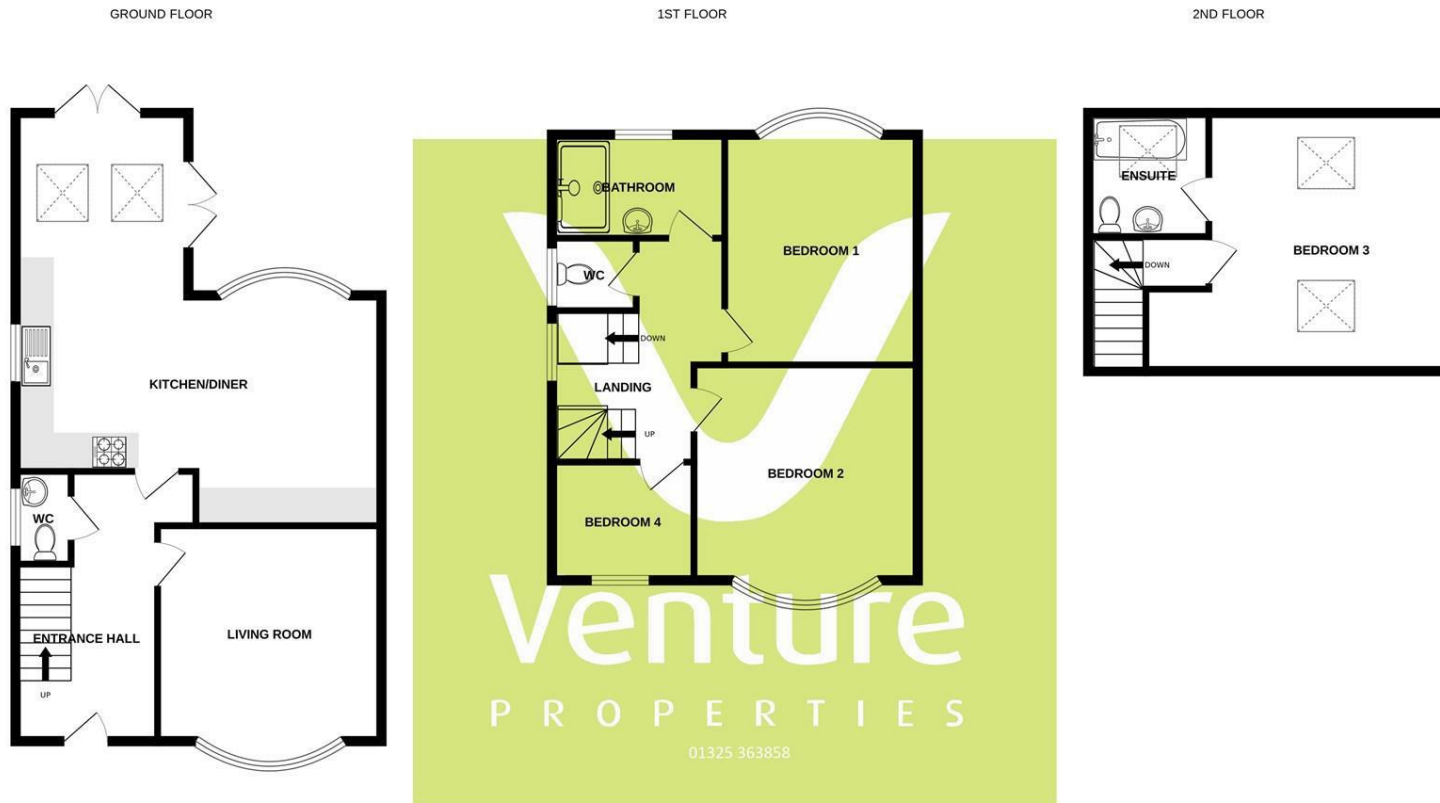
Note

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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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