



**Front Street**

Darlington DL2 3NB

**Offers Over £300,000**





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# Front Street

## Darlington DL2 3NB



- No Onward Chain
  - Staindrop Village
- Grade II Listed
  - EPC Rating D
- Refurbished & Updated
  - Council Tax Band E

Venture Properties are delighted to offer to the market this Grade II listed property to the market with No Onward Chain. The property has undergone a complete series of updating and refurbishment to a high standard and offers versatile family living and entertaining space located over three floors. The home is neutrally decorated, with newly fitted carpets and flooring, solid oak doors and replaced hardwood double glazed windows throughout.

To the ground floor there are two good size reception rooms and the newly fitted kitchen/breakfast room is well equipped and designed for convenience with stylish units, complete with solid oak worksurfaces. There is also a utility room and a ground floor cloakroom w.c. To the first floor are two double bedrooms and a superb family bathroom, the second floor offers a further two double bedrooms and a newly installed shower room.

The village has a thriving community and boasts both an Ofsted Outstanding primary and secondary school, a number of shops, cafes and tea rooms making it an ideal place to live and its famous for the medieval Raby Castle to the North of the village.

### Entrance Hallway

Wooden storm door, attractive tiled floor, cupboard housing the electricity meter.

### Reception Room One

11'10 x 18'00 (3.61m x 5.49m)

Situated to the front with hardwood double glazed sash bay window, recess housing log burner and tubular radiator.

### Reception Room Two

17'08 x 7'04 (5.38m x 2.24m)

Situated to the front with hardwood double glazed sash bay window, tubular radiator. Curved alcove with cupboard housing the gas meter.

### Inner Hallway

Staircase to the first floor, hardwood double glazed sash window to the side, tubular radiator, alcove, thermostat for heating control.

### Kitchen/Breakfast Room

14'09 x 12'01 (4.50m x 3.68m)

Situated to the rear with hardwood double glazed sash window both to the side and rear.

Fitted with a superb range of contrasting light grey and charcoal grey wall, base and drawer units with solid oak work surfaces and matching splashbacks complete with breakfast bar. Five ring cooker with double oven and extractor over. One and a half porcelain sink unit and mixer taps, integrated dishwasher, American style fridge freezer, ceramic tiled flooring and ceiling spotlights.

### Utility Room

8'07 x 7'03 (2.62m x 2.21m)

With hardwood double glazed windows to side and rear and external door to the side elevation. Fitted with light grey wall, base and drawer units, one and a half stainless steel sink unit with mixer taps, cupboard housing the boiler, ceramic tiled flooring and vertical radiator and thermostat for heating control.

### Ground Floor Cloakroom

Situated off the utility room with a low level W/C, wash hand basin in vanity unit and ceramic tiled floor.

### Staircase/Landing

To the first floor, hardwood double glazed sash window to the side and tubular radiator

### Bedroom One

14'11 x 13'8 (4.55m x 4.17m)

A light and airy large bedroom with two hardwood double glazed sash windows to the front and tubular radiator.

### Bedroom Two

12'5 x 8'11 (3.78m x 2.72m)

A further double bedroom with hardwood double glazed sash windows to the rear and tubular radiator.

### Family Bathroom

A stylish bathroom fitted with a free standing bath with mixer taps and spray attachment, low level W/C, wash hand basin in vanity unit with mixer taps, heated towel rail, part tiled walls, tiled flooring.

### Staircase/Landing

To the Second floor, hardwood double glazed window to the side and two tubular radiators.

### Bedroom Three

14'10 x 13'08 (4.52m x 4.17m )

Two hardwood double glazed sash windows to the front, velux window and tubular radiator.

### Bedroom Four

12'06 x 8'11 (3.81m x 2.72m)

Two velux windows to the side and tubular radiator.

### Shower Room

With a velux window and window to the side. Fitted with a walk in shower with waterfall head and spray attachment, low level W/C and wash hand basin within vanity unit, heated towel rail, tiled flooring, ceiling spot lights and extractor.

### Externally

There is an enclosed courtyard to the side and rear with gated access to the rear services lane.

### Note

### Tenure

This Property is Freehold

### Council Tax Band

Band E

### Property Information

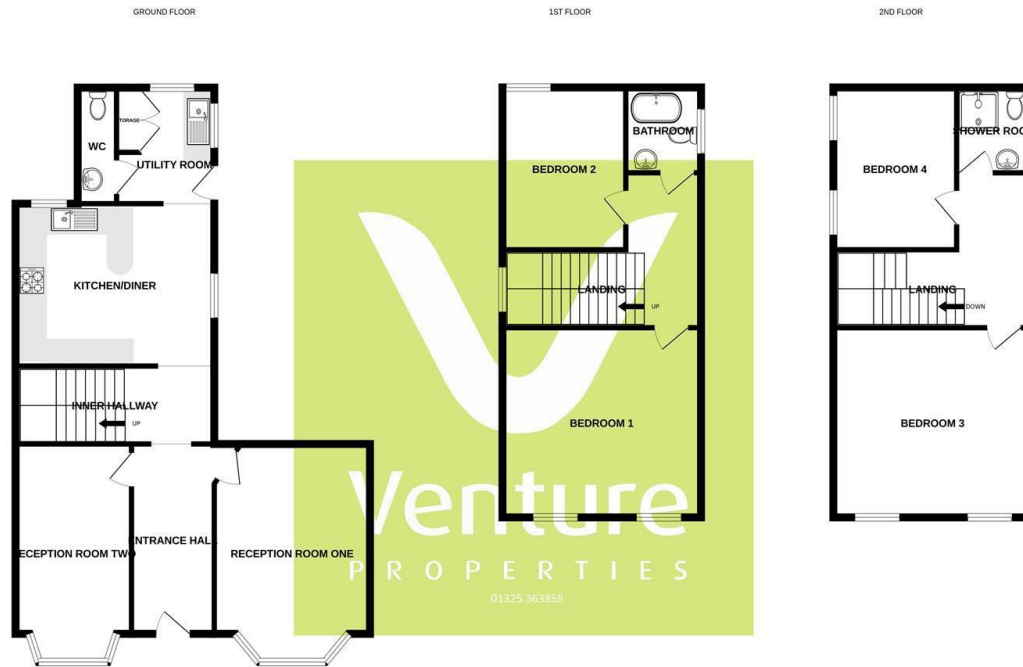
Local Authority  
Durham  
Council Tax  
Band:  
E

Annual Price:  
£2,971  
Conservation Area  
Staindrop  
Flood Risk  
No Risk  
Floor Area  
1,883 ft 2 / 175 m 2  
Plot size  
0.06 acres (2 Plots)  
Mobile coverage

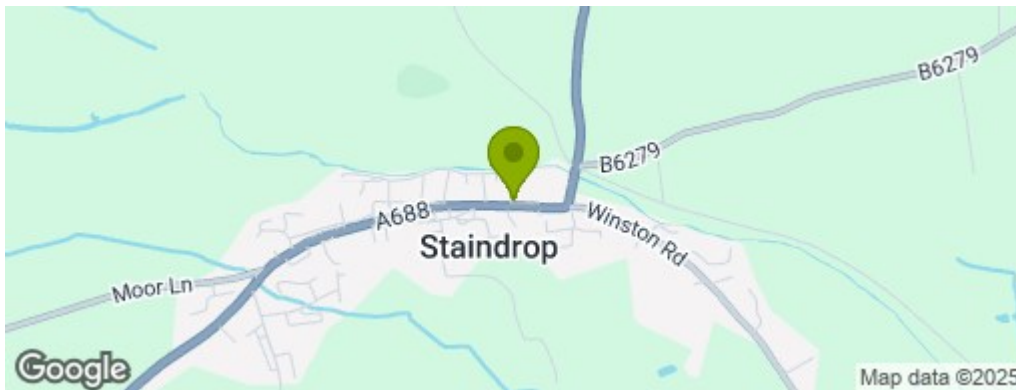
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
18 Mbps  
Superfast  
80 Mbps  
Satellite / Fibre TV Availability

BT  
Sky



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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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com