



VENTURE  
PLATINUM



Stanhope Road North | Darlington  
Offers In The Region Of £385,000





Venture Properties offer this substantial Victorian Town House to the market having been sympathetically updated by the current owners, whilst retaining the character of that period, offering spacious family living and entertaining space both in and outdoors. The ground floor has a welcoming hallway, two large reception rooms leading into a superb kitchen/breakfast room with a ground floor cloakroom/w.c. and stairs down to the cellar and utility room.

The first floor boasts three bedrooms, the main having an en-suite, together with a family bathroom. There is a further spacious fifth bedroom to the third floor enjoying rooftop views. Externally there is a forecourt garden to the front with an easy to maintain courtyard to the rear leading into a spacious double garage. There is also extra parking to the rear services lane.

Stanhope Road is perfectly located within a short stroll to Darlington Town Centre, including bars and restaurants in the Imperial Quarter/Grange Road area of town, Cockerton Village is also close to hand together with bus routes and other amenities.

Viewing comes highly recommended.

#### Entrance Vestibule

Wooden storm door, original encoustic tiled floor with deep skirting boards and coving to ceiling.

#### Hallway

Deep coving to ceiling, deep skirting boards, staircase to first floor and two radiators.

#### Lounge 5.49m 3.05m x 4.57m 2.74m (18' 10 x 15' 09)

Upvc double glazed bay window to front, Feature fireplace with cast iron back, marble hearth and gas fire. Spotlights to ceiling, with deep coving and ceiling rose and deep skirting boards.

#### Dining Room 3.96m 2.74m x 3.96m 2.13m (13' 09 x 13' 07)

Upvc double glazed double doors to rear. Deep coving to spotlight ceiling with ceiling rose and radiator.

#### Inner Hall

Tiled floor. Steps down to kitchen.

#### Ground Floor W/C

Fitted with low level w/c and wash hand basin, tiled floor and extractor fan.

#### Kitchen/Breakfast 7.92m 1.83m x 3.35m 0.30m (26' 06 x 11' 01)

Upvc double glazed window to side. Fitted with a range of Sage wall, base and drawer units, pull out spice rack with solid oak work surfaces. Integrated fridge, freezer and dishwasher. Fitted with a Belfast sink with mixer taps and space for a Range style oven 90cm wide. There are part tiled walls, tiled floor and two radiators. Space for table and chairs.

#### Cellar 3.96m 0.00m x 2.44m 1.83m (13' 00 x 8' 06)

With steps down to the cellar and utility room. The cellar has been fully tanked and there is an enclosed meter box and tiled floor.

#### Utility Room 3.96m 0.30m x 2.13m 0.61m (13' 01 x 7' 02)

With power and lighting supply, tiled flooring.







Half Landing  
Staircase to half landing.

Bedroom One 4.57m 3.05m x 3.66m 3.05m (15' 10 x 12' 10)  
Two upvc double glazed windows to front and radiator.







#### En-Suite

Double shower cubicle, low level w/c, wash hand basin, part tiled walls and tiled floor.

#### Bedroom Two 3.35m 3.05m x 2.13m 2.74m (11' 10 x 7' 09)

Upvc double glazed window to front, laminate flooring with deep skirtings, deep coving to ceiling and radiator.

#### Bedroom Three

Upvc double glazed window to rear, accessed via en-suite from bedroom one. Fitted wardrobes, deep coving to ceiling and radiator.

#### Bedroom Four 3.66m 2.13m x 3.35m 0.00m (12' 07 x 11' 00)

Upvc double glazed windows to side and rear, with coving to ceiling and radiator.





#### En-Suite Jack N Jill Bathroom

Upvc double glazed window to side, With access also from the landing. Fitted with a Spa panelled bath with mixer tap and spray, shower cubicle, low level w/c and wash hand basin. Heated towel rail, part tiled walls and tiled floor.

#### Landing

Staircase to the second floor with storage cupboard and radiator.

#### Bedroom Five/Attic 6.10m 0.91m x 6.10m 0.00m (20' 03 x 20' 00)

A fantastic room with two velux windows to the front with upvc double glazed dormer style window to rear and fitted wardrobes.

#### Externally

There is a forecourt garden to the front. The rear garden is easy to maintain and has pattern imprint flooring with access to outside running water. There is also further parking to the rear services lane.

#### Garage 6.17m x 6.10m (20'03 x 20'00)

A double garage with electric roller door, power and lighting, separate alarm panel.

#### Council Tax

Band D

#### Tenure

The property is 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

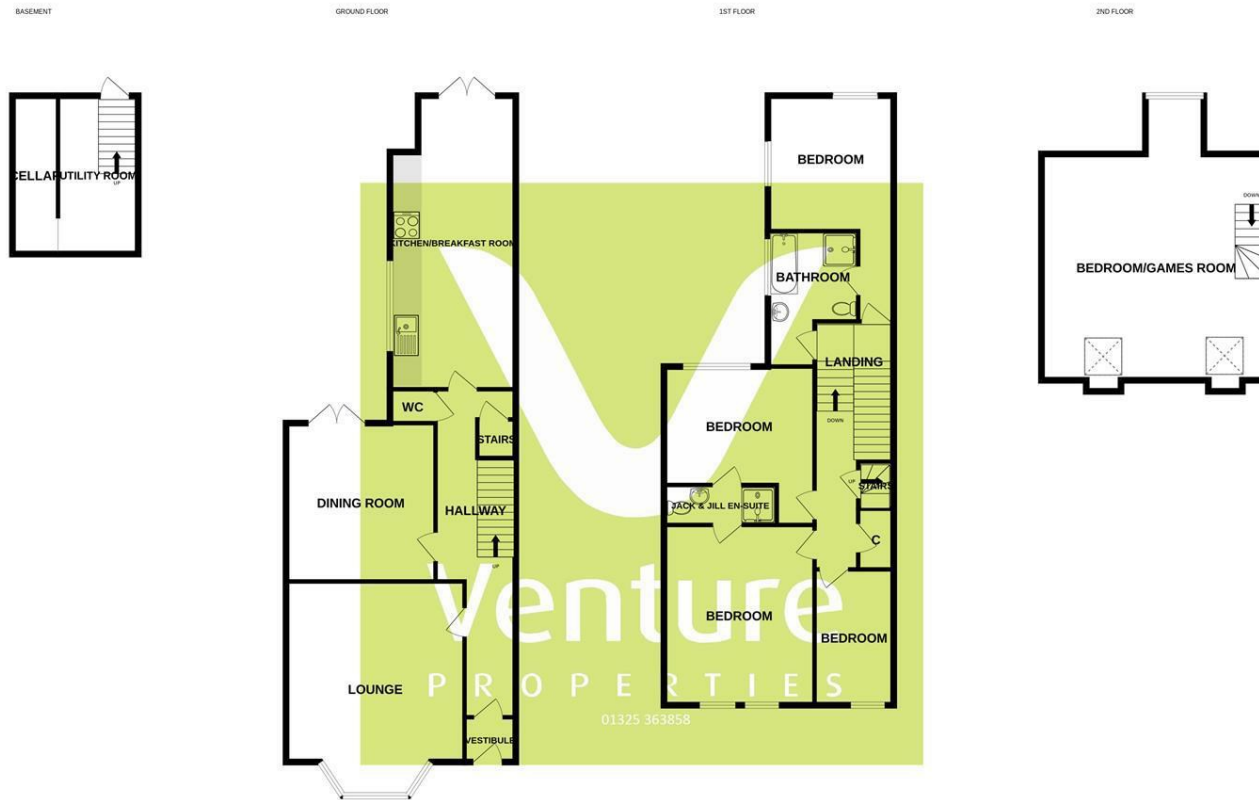








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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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