



Devonshire House



VENTURE  
PLATINUM



Carlton Village | Stockton-On-Tees  
Asking Price £205,000



We are delighted to offer this well presented two bedroom semi detached property to the market with no onward chain. The property is located in the village of Carlton which lies a few miles from Stockton-on-Tees and neighbouring villages of Redmarshall and Bishopton. Darlington is also only a short drive way.

Devonshire House is situated in the heart of the village opposite the popular Smiths Arms Public House, and close to the village shop/post office. The property has recently been redecorated and is in ready to move into condition.

In brief the home comprises Entrance hallway, lounge, kitchen/breakfast room, two double bedrooms, bathroom and separate w.c.. Externally there is a lawned garden to the front, shared access to the rear where there is a decked area, parking space and a single garage.

#### Entrance Hall

Upvc double glazed door to side, and window to front, tiled floor and staircase to first floor, understairs cupboard.

#### Lounge 4.27m 3.05m x 4.27m 0.00m (14' 10 x 14' 0)

Upvc double door to front and windows to front and side. Oak fireplace with cast iron back and marble hearth, encasing an open fire. There is also a vertical radiator.

#### Kitchen 4.27m 0.30m x 2.74m 3.35m (14' 01 x 9' 11)

Upvc double glazed window to front and two to the side, also with door to rear. Fitted with cream wall, base and drawer units and a one and a half stainless steel sink with mixer tap. Integrated washing machine, dishwasher and fridge, with double oven and induction hob.

#### Staircase/Landing

Upvc windows to side and rear with radiator. There is also a storage cupboard which houses the boiler.

#### Bedroom One 4.27m 0.00m x 3.66m 3.35m (14' 0 x 12' 11)

Upvc window to front, with laminate flooring and radiator, built in wardrobes with inset drawers.

#### Bedroom Two 4.27m 0.61m x 2.74m 3.35m (14' 02 x 9' 11)

Upvc windows to the side and rear, radiator.

#### Bathroom

Upvc window to side. Fitted with panelled bath and waterfall shower and screen. Wash hand basin in vanity unit, tiled walls and heated towel rail.

#### Separate w.c.

Upvc window to side, low level w/c, heated towel rail and part tiled walls.

#### Externally

To the front is mainly laid to lawn, with gate and driveway for off street parking which leads to single garage. The side access is shared with the neighbour.

#### Garage

With remote controlled door.

#### Carlton Village







Council Tax  
Band C

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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