



VENTURE
PLATINUM

Gate Lane | Darlington
Offers Around £335,000



This immaculately presented three bedroom property is located in the sought after Low Coniscliffe which lies between Darlington and neighbouring villages and towns including Gainford, Staindrop and Barnard Castle. Low Coniscliffe has a friendly local community and is popular with both local and visiting walkers with a Public House close by.

The property offers well proportioned family accommodation, To the ground floor is a welcoming hallway, two reception rooms, the lounge having an open fire, kitchen/breakfast room, ground floor cloakroom. To the first floor there are three bedrooms all with fitted wardrobes and a family bathroom. Externally there is parking for ample vehicles with a single garage. The fabulous south facing rear garden is laid mainly to lawn with a patio area enjoying the river views and fields beyond, to the bottom of the garden there is gated access leading to a pedestrian walkway by the river.

Viewing is highly recommended.

Entrance Hall

Composite door to front, Upvc double glazed window to front, staircase to the first floor and storage heater/radiator.

Lounge 5.18m 0.00m x 3.96m 1.22m (17' 00 x 13' 04)

Upvc double glazed window to side and sliding doors. Fitted with stone fireplace with open fire and storage heater/radiator.

Ground Floor Cloaks

Upvc double glazed window to front, low level w/c and wash hand basin. Vinyl flooring.

Dining Room/Study 3.05m 3.05m x 1.83m 3.05m (10' 10 x 6' 10)

Upvc double glazed window to front. This room has previously been used as a fourth bedroom.

Kitchen/Breakfast Room 4.27m 2.44m x 3.05m 1.83m (14' 08 x 10' 06)

Upvc double glazed sliding doors to the rear enjoying views over the rear garden. The kitchen is fitted with a range of medium oak wall, base and drawer units, one and a half stainless steel sink with mixer taps. There is an integrated dishwasher, a four ring Indesit induction hob with oven and extractor fan over, there is space for a fridge freezer and washing machine. The room also has a radiator/storage heater.

Bedroom One 3.96m 2.44m x 3.35m 3.05m (13' 08 x 11' 10)

Upvc double glazed window to rear, fitted wardrobes.

Bedroom Two 3.96m 2.13m x 2.74m 2.44m (13' 07 x 9' 08)

Upvc double glazed window to front, fitted wardrobes.

Bedroom Three 3.35m 3.35m x 2.44m 0.91m (11' 11 x 8' 03)

Upvc double glazed window to the rear, fitted wardrobes.

Bathroom

Upvc double glazed window to front, fitted with a white suite comprising panelled bath with shower over and screen. Low level w/c, wash hand basin and laminate flooring, storage heater/radiator.





Garage

There is a single garage with up and over door, pedestrian access from the rear, power and light.





Externally

There is a gravelled driveway with electricity and running water supply accessed via wrought iron gates, the front garden is laid to lawn with borders and a stone wall. The rear garden is south facing enjoying extensive views towards the river and has a paved patio area with lawn and steps down to a further lawned area. There is a gate at the bottom of the garden leading onto a pedestrian walkway by the river.

Council Tax

Band E

Tenure

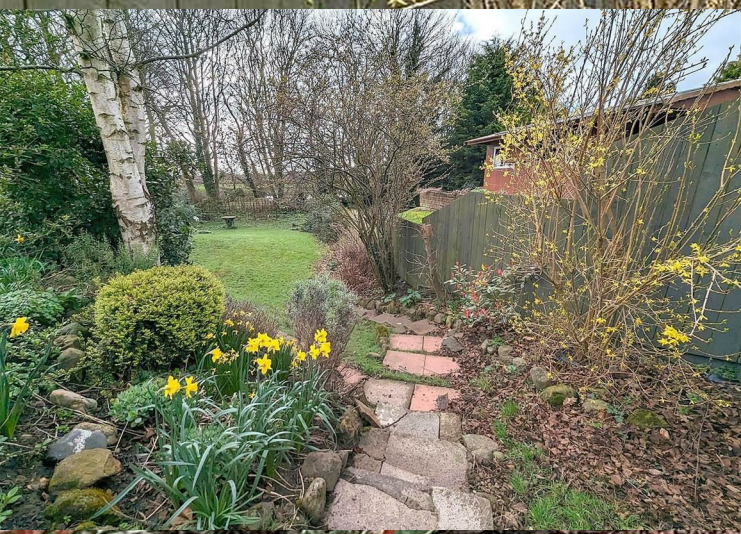
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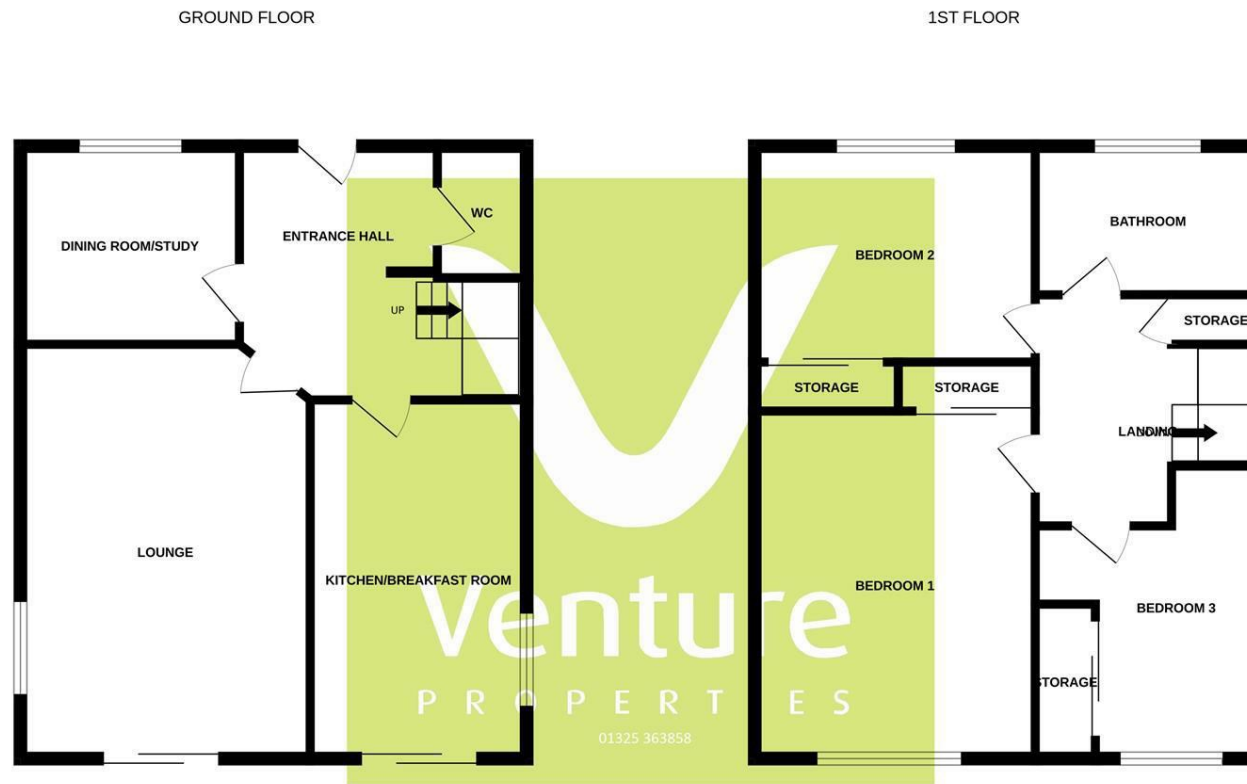


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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