



VENTURE
PLATINUM

Blackwell Lane | Darlington
Offers Around £340,000



Nestled on Blackwell Lane in the sought-after West End of Darlington, this stunning five-bedroom extended semi-detached house is a true gem. Boasting three reception rooms, two bathrooms, and ample space for a growing family, this property offers a perfect blend of charm and modern convenience.

The mature style of this home adds character and warmth to its spacious interior, making it an inviting space for both relaxation and entertainment. The extension provides even more room for your family to spread out and enjoy.

One of the standout features of this property is the generous off-street parking, with space for many vehicles. This is a rare find in such a desirable location, ensuring that you and your guests will always have a convenient place to park.

Surrounded by well-maintained gardens, this home offers a peaceful retreat from the hustle and bustle of everyday life. Additionally, its proximity to amenities and top-rated schools makes it an ideal choice for families looking to settle down in a welcoming community.

Don't miss out on the opportunity to make this beautiful semi-detached house your new home. Book a viewing today and experience the charm and comfort that this property has to offer.

Entrance Hallway

Door to front and wood effect flooring. Staircase to first floor landing and radiator.

Lounge 3.63m x 4.24m (11'11 x 13'11)

Upvc double glazed bay window to front, feature fireplace with inset gas fire, coving to ceiling and radiator.

Dining Room 3.78m x 3.61m (12'5 x 11'10)

Bi-fold doors to Conservatory, feature fireplace with inset gas fire, coving to ceiling, wood effect floor and radiator.

Conservatory 3.23m x 3.56m (10'7 x 11'8)

With Brick low wall and upvc double glazed windows and roof, double doors to rear. The floor is tiled.

Kitchen 3.71m x 2.54m (12'2 x 8'4)

Upvc double glazed window to rear, fitted with wall, base and drawer units. There is a four ring electric hob and oven with extractor over. One and a half sink unit with mixer tap. Part tiled walls and floor.

Open plan through to Breakfast Room.

Breakfast Room 2.57m x 2.57m (8'5 x 8'5)

Fitted with wall and base units for storage, there is room for a table and chairs, with Laminate flooring.

Downstairs Cloaks

Low level w/c, wash hand basin, part tiled walls and floor.

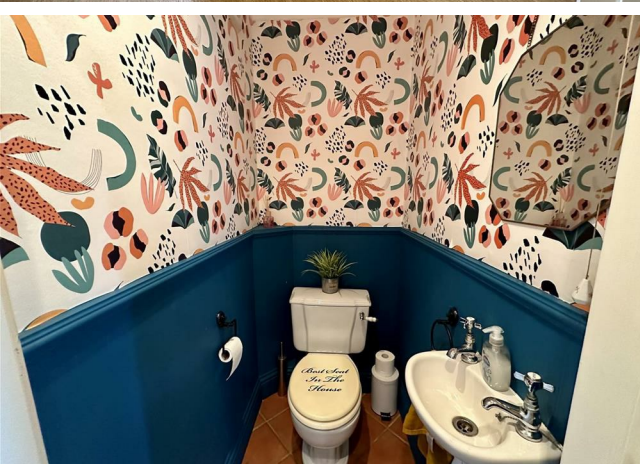
First Floor Landing

Staircase to Second floor

Bedroom One 7.70m x 2.01m (25'3 x 6'7)

Upvc double glazed window to front, fitted wardrobes and coving to ceiling.





En-Suite

Upvc double glazed obscure window to rear Fitted with double walk in shower and screen, low level w.c and wash hand basin. Spotlights to ceiling and vinyl flooring,

Bedroom Two 4.39m x 3.63m (14'5 x 11'11)

Upvc double glazed window to front, fitted wardrobes and radiator.





Bedroom Three 3.78m x 3.61m (12'5 x 11'10)

Upvc double glazed window to rear, fitted wardrobes with sliding doors, coving to veiling and radiator.

Bedroom Five 2.41m x 2.57m (7'11 x 8'5)

Upvc double glazed window to rear, fitted shelving, coving to ceiling and radiator.

Bathroom

Upvc double glazed obscure window to Fitted with panelled bath, low level w.c, wash hand basin and

Second Floor Landing

Bedroom Four 5.38m x 3.73m (17'8 x 12'3)

Dual aspect Velux windows, storage into eaves and electric radiators.



Garage 5.31m x 1.98m (17'5 x 6'6)

Integral garage with up and over door, power and light.

Externally

To the front is a generous gated forecourt allowing ample space for numerous vehicles, with well established shrubs there is also access to the garage.

To the rear is part laid to lawn and part paved with well established shrubs.

Council Tax

Band E

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





136 Blackwell Lane | Darlington



Total area: approx. 198.3 sq. metres (2134.7 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

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.