



VENTURE  
PLATINUM

John Fowler Way | Darlington  
Offers Over £165,000





Nestled in the sought-after Westpark area of Darlington, this charming two-bedroom end terrace mews house on John Fowler Way is a true gem waiting to be discovered. Boasting a spacious layout with an extension to the rear that includes a large conservatory, this property offers a perfect blend of comfort and style.

As you step inside, you'll be greeted by an immaculately presented interior that exudes warmth and character. The house features a cosy reception room, ideal for relaxing or entertaining guests, along with two inviting bedrooms that offer a peaceful retreat at the end of the day. The modern bathroom provides convenience and comfort for residents.

One of the standout features of this property is the large conservatory, which floods the space with natural light and creates a seamless connection between the indoor and outdoor areas. Whether you're enjoying a morning coffee or hosting a dinner party, this versatile space is sure to impress.

With gas central heating and double glazing throughout, this home ensures year-round comfort and energy efficiency. The convenience of parking for two vehicles adds to the appeal of this already desirable property, making it a practical choice for those with multiple vehicles or guests.

Located close to local amenities, including shops, schools, and parks, this house offers the perfect balance of tranquility and convenience. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property has something to offer everyone.

Don't miss the opportunity to make this house your home. Schedule a viewing today and experience the charm and comfort that this lovely property has to offer.





### Entrance Hallway

Composite door to front and radiator.

### Ground Floor W.C

Low level w.c, wash hand basin and extractor fan.

### Lounge/Kitchen/Diner 7.87m x 4.19m (25'10 x 13'9)

Open plan, with upvc double glazed window to front, sliding doors into the conservatory and radiator.

### Kitchen Area

fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob and oven with extractor. There is space for a washing machine, fridge and freezer, vinyl flooring and radiator.





### Conservatory 3.02m x 2.95m (9'11 x 9'8)

With upvc double glazed, double doors to side.

### First Floor

Landing

### Bedroom One 4.19m x 3.33m (13'9 x 10'11)

Upvc double glazed window to rear, fitted wardrobes, large built in cupboard and radiator.

### Bedroom Two 3.56m x 3.05m (11'8 x 10'0)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to front, fitted with walk in shower, w.c, wash hand basin, heated towel rail and tiled walls.

### Externally

There is parking to the front of the property for two vehicles, side access to the rear garden which is pebbled, with patio and shed.

### Council Tax

Band B

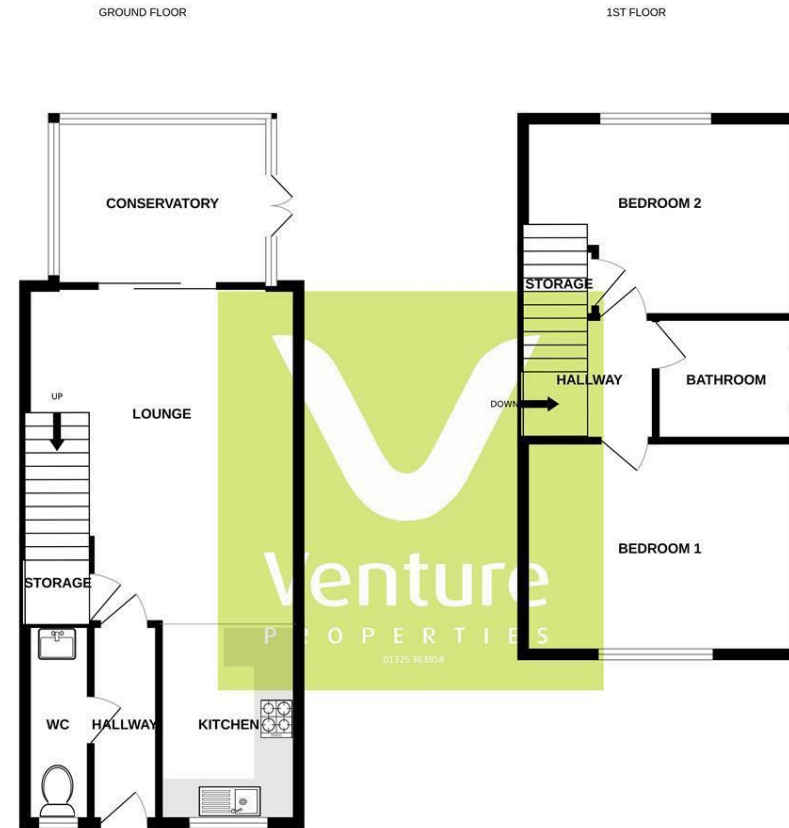
### Tenure

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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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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