



VENTURE  
PLATINUM

Merrybent Drive | Merrybent  
Offers Over £220,000





Situated on the charming Merrybent Drive on the outskirts of Darlington, this recently refurbished four-bedroom terraced townhouse is a gem waiting to be discovered. Boasting two reception rooms and three bathrooms, this property offers ample space for comfortable living.

With a fresh refurbishment, this house is like a blank canvas ready for you to make it your own. The property is being offered with no onward chain, making the buying process smooth and hassle-free.

Conveniently located on the outskirts of Darlington, this home provides a peaceful retreat while still being close to local villages, offering the best of both worlds.

Parking is made easy with space for one vehicle, ensuring you never have to worry about finding a spot after a long day.

If you're in the market for a spacious family home with modern amenities and a touch of tranquillity, this property is a must-see. Book a viewing today to truly appreciate all that this delightful townhouse has to offer.

#### Reception Hallway

With composite door to the front, staircase to the first floor, vinyl flooring, radiator, under stairs storage cupboard and access into the family room.

#### Cloakroom/WC

With a low level wc, wash hand basin and vinyl flooring





**Kitchen/Dining Room 3.05m x 4.88m (10' x 16')**

With upvc double glazed double doors to the rear and window to the rear, refitted with a modern range of cream wall base and drawer units, solid oak work surfaces and part New York style tiled walls, integrated fridge/freezer, integrated microwave, integrated ceramic hob, oven and extractor, integrated washing machine and integrated tumble dryer, stainless steel sink unit with mixer tap, tiled flooring, radiator. Open plan to the family room.

**Family Room 8.33m x 2.51m (27'4" x 8'3")**

With upvc double glazed window to the front and radiator.

**First Floor**

Landing. With radiator.

**Lounge 4.90m x 3.68m (16'1" x 12'1")**

With two upvc double glazed windows to the rear and radiator.

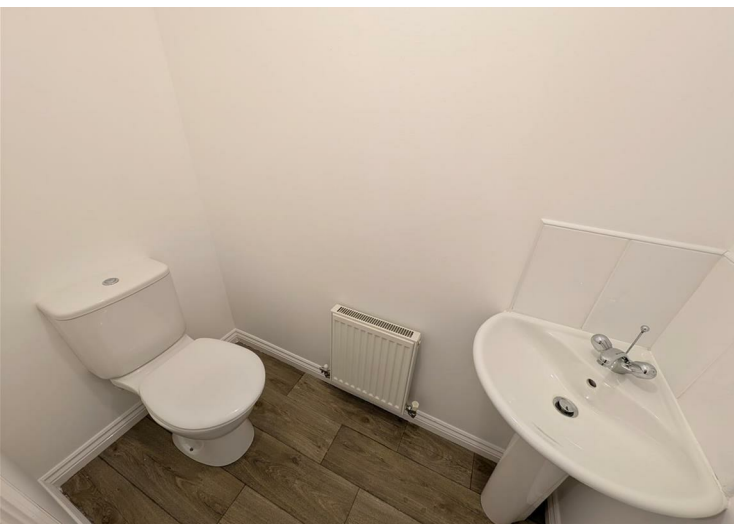
**Bedroom 14.60m x 2.79m (15'1" x 9'2")**

With upvc double doors leading onto Juliet style balcony to the front, built in wardrobes and radiator.

**En-Suite Shower Room**

With a shower within cubicle, low level wc and wash hand basin in vanity unit, radiator and part tiled walls.





#### Second Floor

Landing: With radiator.

**Bedroom 2** 3.43m x 2.82m (11'3" x 9'3")

Upvc double glazed window to the front and radiator.

**En-Suite Shower Room**

With shower within cubicle, low level wc and wash hand basin, obscure window to the front and radiator.

**Bedroom 3** 2.74m x 2.62m (9' x 8'7")

With upvc double glazed window to the rear and radiator.

**Bedroom 4** 3.00m x 2.08m (9'10" x 6'10")

Upvc double glazed window to the rear and radiator.

**Family Bathroom/WC**

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level wc, part tiled walls, ceiling spotlights and extractor.

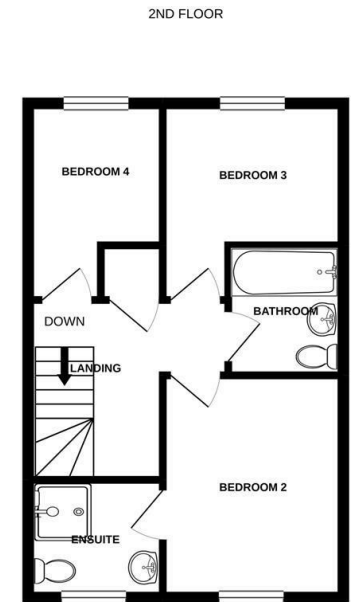
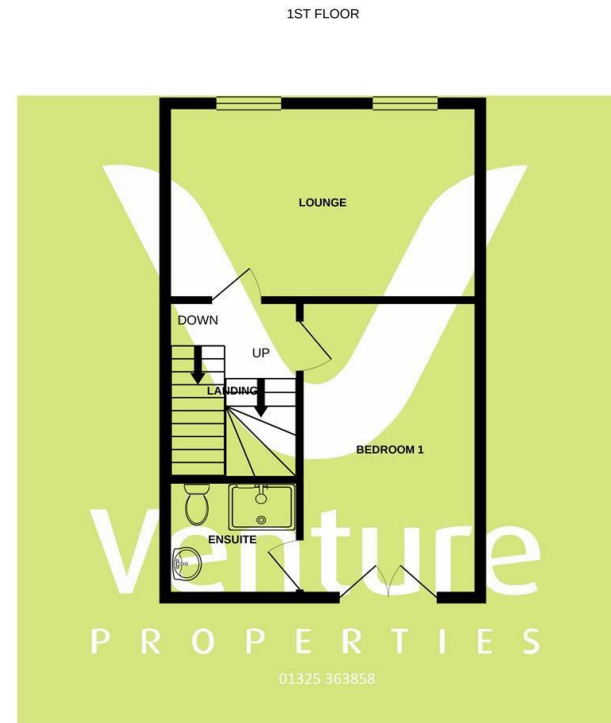
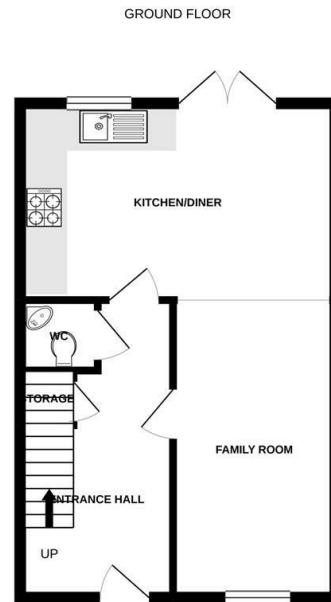
**Externally**

There is off street parking to the front. To the rear the garden is decked and has a pebbled area.

**Council Tax**

Band D

# 8 Merrybent Drive | Merrybent



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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