



VENTURE  
PLATINUM



Ravensdale Road | Darlington  
£285,000



A beautifully presented, three bedroom, semi-detached property in the sought after West End of Darlington, close to excellent schools. The property has been stunningly renovated by the current owner and early viewing is essential to appreciate what this home has to offer.

Downstairs comprises: hallway, reception room to the front and extended, open plan second reception room to the rear with modern/kitchen diner.

Upstairs are two large, double bedrooms with a third single bedroom and bathroom which includes bath and shower.

Externally there is off-street parking to the front and lawned gardens both to the front and rear.

#### Hallway

With stripped wood flooring, radiator, double glazed window to the side and stairs leading to the first floor.

#### Reception Room 1 4.17m x 3.86m (13'8 x 12'8)

To the front of the property with radiator, double glazed bay window and stripped wood flooring.

#### Reception Room 2 6.50m x 3.56m (21'4 x 11'8)

Large, extended room to the rear of the property with electric feature fireplace, two radiators, double glazed windows with French doors leading to the garden and stripped wood flooring.

#### Kitchen/Diner 5.21m x 2.31m (17'1 x 7'7)

Stylish, contemporary, shaker style kitchen with quartz worktops and upstands, integrated electric hob and oven, integrated dishwasher, stainless steel undermount sink, ceiling spotlights, radiator and double glazed window overlooking the garden. Under the stairs is a large storage cupboard and a UPVC door to the side provides further access to the back garden.

#### First Floor

Landing with double glazed window to the side and loft access.

#### Bedroom 1 4.17m x 3.28m (13'8 x 10'9)

Large double bedroom to the front of the property with double glazed bay window and radiator.

#### Bedroom 2 3.78m x 2.95m (12'5 x 9'8)

Another large double bedroom, situated to the rear, with radiator, double glazed window and a range of fitted wardrobes.

#### Bedroom 3 2.62m x 2.24m (8'7 x 7'4)

Single bedroom, situated to the front, with radiator and double glazed window.

#### Bathroom 8'3 x 7'8 (26'2"9'10" x 22'11"26'2")

With bath, separate shower cubicle, hand basin with mixer tap and WC. Wall-mounted chrome towel rail, radiator and spotlights.

#### Externally

To the front of the property is a lawned garden with off-street parking.

To the side of the property, behind the gates, is room for another vehicle if required. To the rear is a gravelled and patio area ideal for seating, with shed, as well as a large lawned garden further down the garden.















### Property Information

Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,259

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

**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







# 100 Ravensdale Road | Darlington



YOUR MOVE SCOTT-COLLIER TAYLOR

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.

45 Duke Street, Darlington, County  
Durham, DL3 7SD

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)