

 $\frac{\text{V E N T U R E}}{\text{P L A T I N U M}}$

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. \Box Annual Price: £2.259 Conservation Area Νo Flood Risk No Risk Floor Area 0 ft 2 / 0 m 2 Plot size 0.07 acres

EE Vodafone Three 02 Broadband

Mobile coverage

Basic 15 Mbps Ultrafast 1000 Mbps Satellite / Fibre TV Availability

ВТ Sky

Tenure

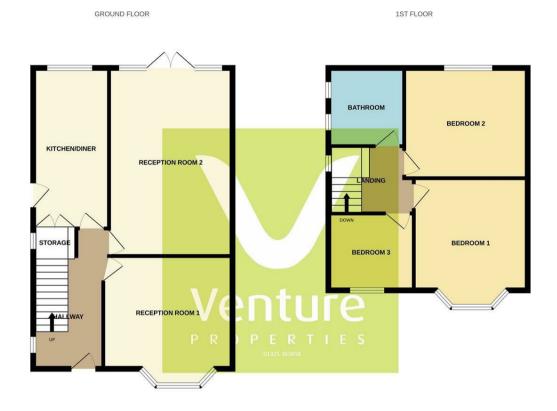
Freehold

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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.