



VENTURE  
PLATINUM



Clareville Road | Darlington  
Offers In The Region Of £285,000





Nestled on the charming Clareville Road in Darlington, this stunning three-bedroom semi-detached house offers a delightful blend of character and modern living. The property boasts excellent spacious living accommodation, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The well-proportioned bedrooms provide a comfortable retreat, ensuring restful nights and ample space for personal belongings. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the south-facing garden at the rear, which bathes the outdoor space in natural light throughout the day. This garden is perfect for summer barbecues, gardening enthusiasts, or simply enjoying a peaceful moment in the sun. Additionally, the property benefits from off-street parking and a garage, providing secure and convenient access for vehicles.

This mature style home is not only aesthetically pleasing but also offers a practical layout that enhances everyday living. Internal viewing is strongly advised to fully appreciate the charm and potential this property has to offer. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this semi-detached house on Clareville Road is a remarkable opportunity not to be missed.

#### **Entrance Porch**

With double glaze from door.

#### **Hallway**

Staircase to first floor landing with storage cupboard under. Solid Oak wood flooring and radiator.

#### **Cloakroom/W.C**

Double glazed obscure window to side, low level w.c, wash hand basin in vanity and Oak wood flooring.

#### **Lounge 3.6 x 3.6 (11'9" x 11'9")**

Upvc double glazed walk-in bay window to front, cornice to ceiling, feature fireplace and electric fire.

#### **Dining Room 3.5 x 3.5 (11'5" x 11'5")**

Situated to the rear of the property with oak flooring feature fireplace and access opening up into the sitting room.

#### **Sitting Room 2.6 x 3.2 (8'6" x 10'5")**

Situated to the rear of the property with custom treating radiator Velux window to ceiling and double glaze French doors leading out to the pleasing rear garden.

#### **Kitchen 2.4 x 5.9 (7'10" x 19'4")**

Situated to the rear with a quality range of wall, floor and drawer units with contrasting worksurfaces, integrated oven and hob with overhead extractor, integrated dishwasher machine, wall-mounted boiler, double glazed bay window to side elevation, double glazed rear back door, and space for fridge freezer.

#### **First Floor**

Double glazed window to side elevation, loft access, with a drop-down ladder leading into a boarded-out loft.

#### **Bedroom 1 3.2 x 4.4 max (10'5" x 14'5" max )**

Situated to the front of the property with double glazed bay window and gas central heating radiator.

#### **Bedroom 2 3.7 x 3.2 (12'1" x 10'5")**

Situated to the rear of the property, it is a good double-size room with double-glazed window and gas central heating radiator.







#### Bedroom, 3 2.5 x 2.3 (8'2" x 7'6")

Situated to the front of the property with double glazed window and gas central heating radiator.

#### Bathroom/W.C.

With a modern suite comprising a panel bath overhead shower, pedestal wash hand basin low-level WC, designer towel rail heater and double glazed window.







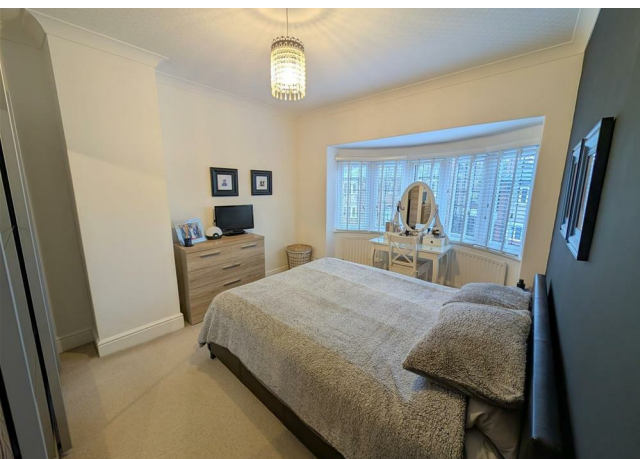
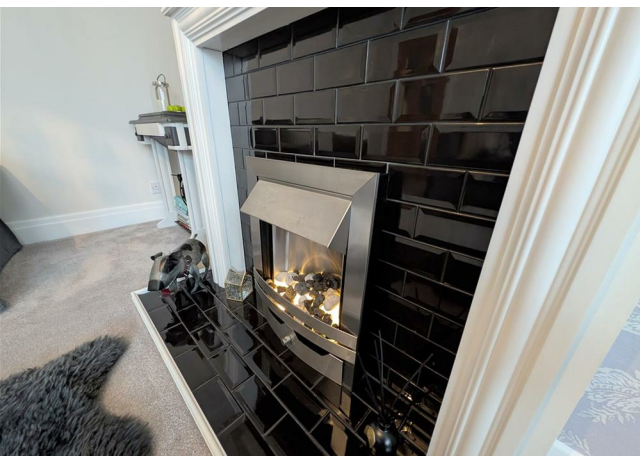
#### Externally

The property stands on a prime plot with excellent off-street parking to the front, double gates leading to the rear garden, and a single garage/workshop with an electric up and over door. To the rear of the property, the rear garden is mainly landscaped with borders and shrubbery and is south-facing.

#### Tenure

Freehold





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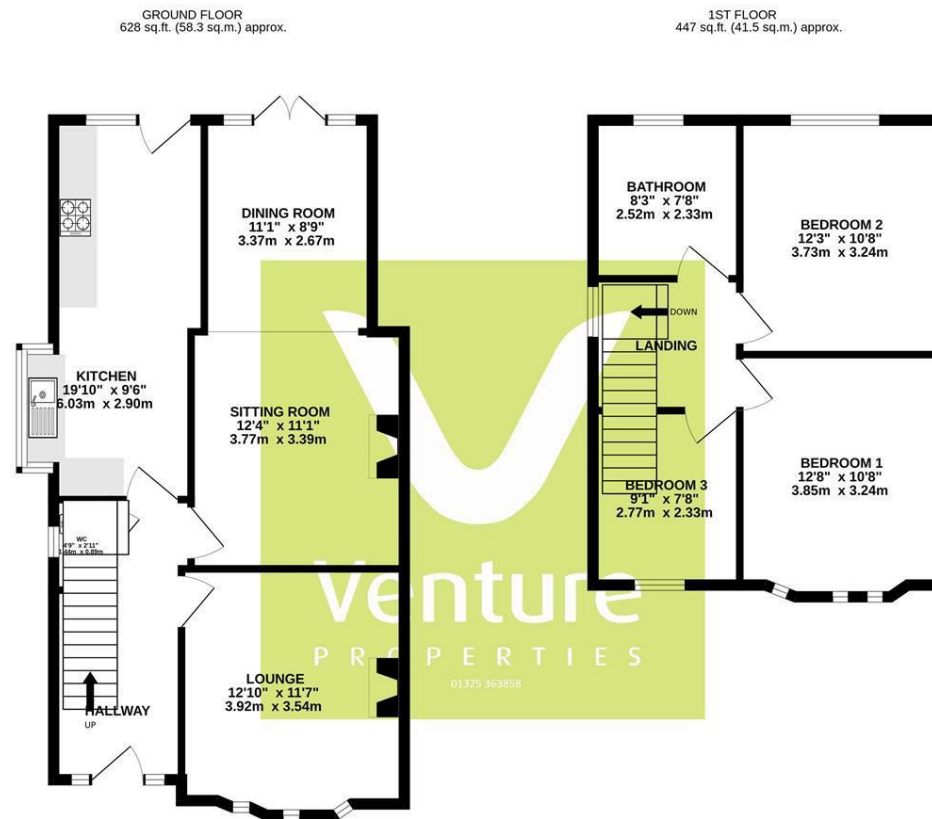








# 17 Clareville Road | Darlington



TOTAL FLOOR AREA: 1075 sq.ft. (99.8 sq.m.) approx.

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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