



VENTURE  
PLATINUM



Blackwell | Darlington  
Offers Over £245,000





Walnut Cottage is situated in the highly popular and desirable neighbourhood of Blackwell in the West End of Darlington providing excellent transport links to the A1(M), A66 and A67 and is offered to the market with no onward chain.

This unique two bedroom cottage has been sympathetically updated and improved by the current owners to the highest of specifications with a stunning fully fitted and integrated kitchen with slate flooring giving an excellent space for family and entertaining and the newly fitted kitchen is a true show-stopper, stylish ground floor shower room and a superb large, versatile open plan lounge/dining room with exposed brick work, beams and solid oak flooring. To the first floor are two bedrooms and a fabulous bathroom. Externally there is a lawned garden to the front and a cobbled courtyard to the rear.

Recently redecorated the property is neutral throughout with newly fitted carpets ready for it's new owner to move straight in and enjoy all this fabulous home has to offer.

#### Entrance

##### Reception 7.82m x 5.64m (25'7" x 18'6")

With wooden door leading into the lounge/dining room, double glazed sash windows to the front and side, feature exposed brickwork and beamed ceiling, built in cupboard housing the gas central heating boiler. Open plan to the kitchen. Wood burner.

##### Kitchen 9.45m x 3.28m (31'0" x 10'9")

With double glazed sash windows and door to the side.

This well designed stylish shaker style kitchen comes complete with integrated washing machine, dishwasher and electric range cooker complete with cooker hood, soft close drawers drawers with solid oak work surfaces and composite sink unit with mixer taps. Space for fridge freezer and slate flooring.

#### Shower Room

Fitted with a modern suite comprising walk in shower cubicle, low level w.c. and wash hand basin, tiled flooring and extractor fan.

#### Rear Hallway

With feature window and staircase.

#### First Floor

Landing area.

##### Bedroom 1 4.42m x 4.42m (14'6 x 14'6)

With velux window to the front, storage cupboard and radiator.

##### Bedroom 2 2.74m x 2.54m (9'0 x 8'4)

With velux window to the front and window to the side and radiator.

#### Bathroom/W.C

With a slipper bath, low level w.c. and wash hand basin, tiled flooring and heated towel rail.







#### Externally

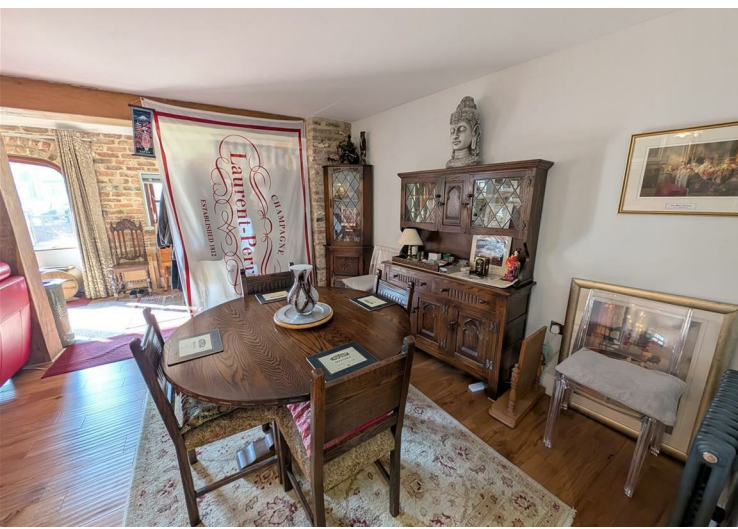
There is a lawned garden to the front and an enclosed cobbled courtyard to the rear.

#### Council Tax

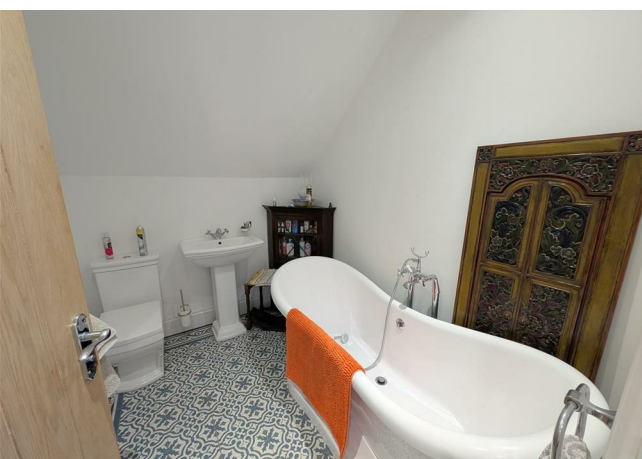
Council Tax D











### Property Details

Local Authority: Darlington  
 Council Tax Band: D  
 Annual Price: £3,426  
 Conservation Area: No  
 Flood Risk: Very low  
 Floor Area: 2,368 ft<sup>2</sup> / 220 m<sup>2</sup>  
 Plot size: 0.11 acres  
 Mobile coverage  
 EE  
 Vodafone  
 Three  
 O2  
 Broadband  
 Basic  
 7 Mbps  
 Ultrafast  
 1000 Mbps  
 Satellite / Fibre TV Availability  
 BT  
 Sky  
 Virgin

### 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

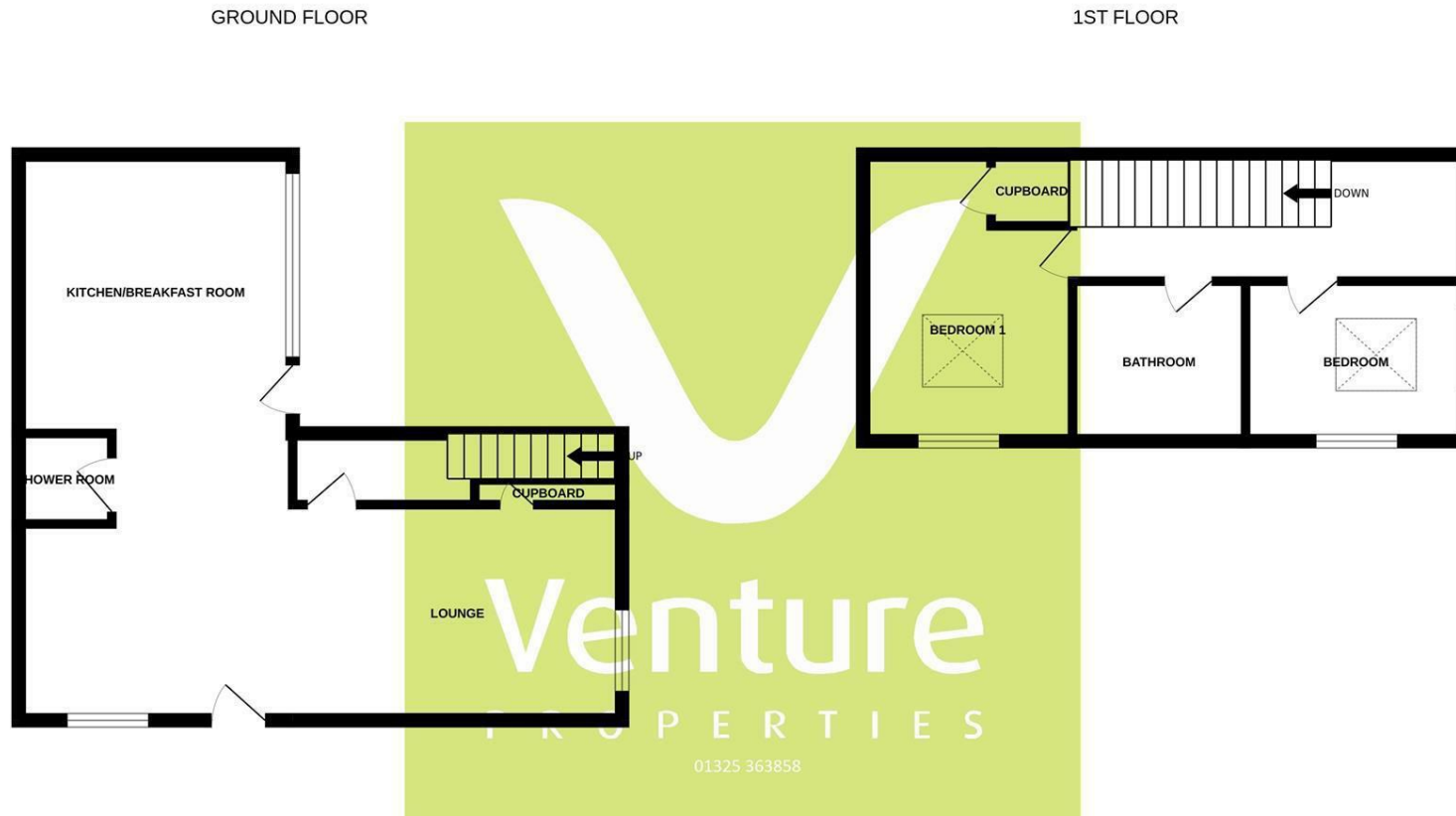








# Walnut Cottage Blackwell | Darlington



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.  
Made with Metropix ©2023

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)