



VENTURE  
PLATINUM



Ravensdale Road | Darlington  
£299,995







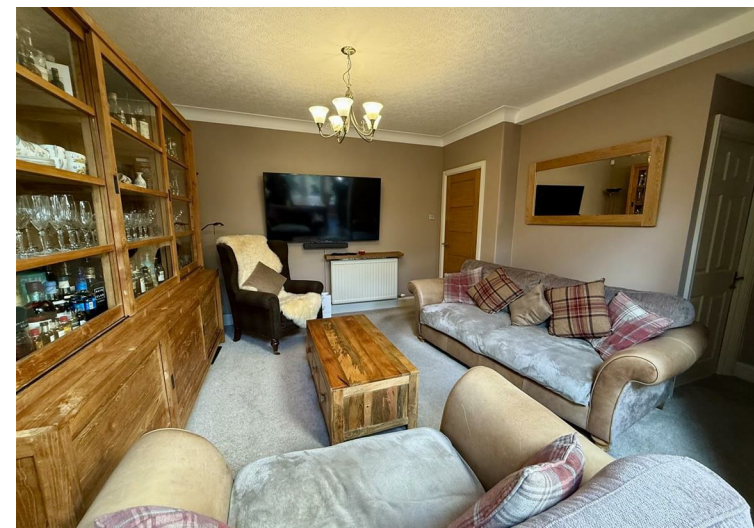
Nestled in the desirable West End of Darlington, this extended three-bedroom semi-detached house on Ravensdale Road offers a perfect blend of comfort and style. The property is ideally situated near some of the finest schools in the area, making it an excellent choice for families seeking quality education for their children.

Upon entering, you are welcomed into a spacious family accommodation that boasts two reception rooms, providing ample space for both relaxation and entertaining. The open-plan design seamlessly connects the sitting room, dining room, and kitchen at the rear, creating a warm and inviting atmosphere for family gatherings and social events.

The property features three well-proportioned bedrooms main bedroom with en-suite, ensuring plenty of room for family members or guests. The bathroom is conveniently located to serve the needs of the household. Additionally, off-street parking for two vehicles is available at the front of the house, with useful extended garage/workshop to rear.

One of the standout features of this property is the south-facing rear garden, which offers a delightful outdoor space for children to play or for adults to unwind in the sun. This garden is a perfect spot for summer barbecues or simply enjoying a quiet moment in nature.

This charming semi-detached house must be seen to be fully appreciated. With its prime location, spacious layout, and attractive features, it presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss your chance to make this wonderful property your new home.







### Entrance Hall

Composite door to front, staircase to first floor landing with storage under and laminate flooring.

### Ground Floor Cloaks 1'0 x 1'3 (3'3"0'0" x 3'3"9'10")

With low level w.c, wash hand basin, cupboard containing boiler.

### Lounge 3.4 x 3.2 (11'1" x 10'5")

Situated to the front of the property with double glazed square bay window, picture rail, gas central heating radiator, and feature fireplace incorporating fire.

### Sitting Room 36 x 3.7 (118'1" x 12'1")

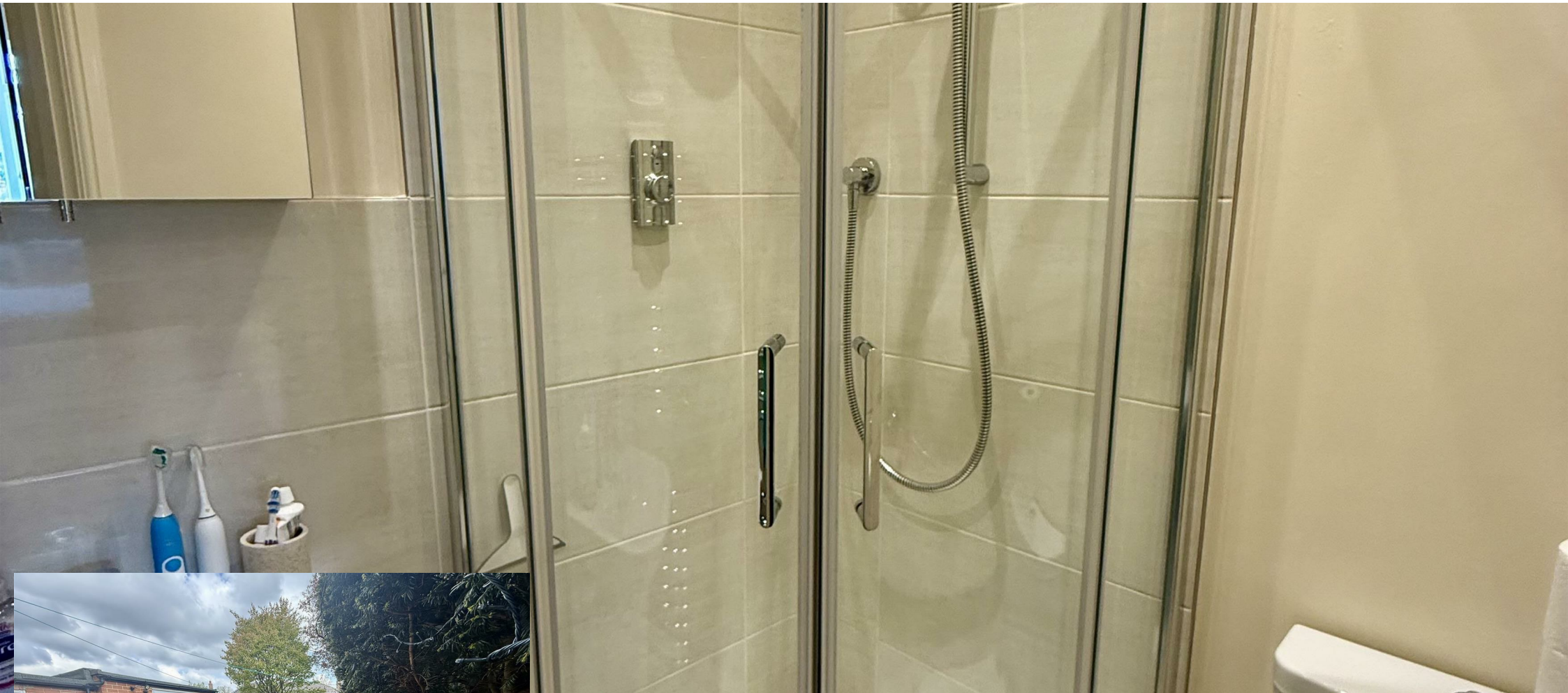
A fantastic sized room to the rear open aspect leading into extended rear accommodation.

### Kitchen/Dining Room 5.8 x 3.8 max (19'0" x 12'5" max )

Situated to the rear with cream wall, base and drawer units, composite sink with mixer tap, integrated dishwasher and microwave with space for a Range style cooker. Door to side elevation and open aspect into the Dining area. There are double doors to rear, two Velux windows and tiled floor with underfloor heating.







#### Utility Room 1.4 x 2.4 (4'7" x 7'10")

Window to side, work surfaces with composite sink and mixer tap, space for a washing machine and tumble dryer.

#### Landing

With access to all rooms and window to front elevation.

#### Bedroom One 2.1 x 6.2 max (6'10" x 20'4" max )

Window to rear, fitted wardrobes and radiator.

#### En-Suite 1.4 x 1.6 (4'7" x 5'2")

Low level w.c, wash hand basin and shower cubicle.

#### Bedroom Two 3.9 x 3.4 (12'9" x 11'1")

Window to front and radiator.

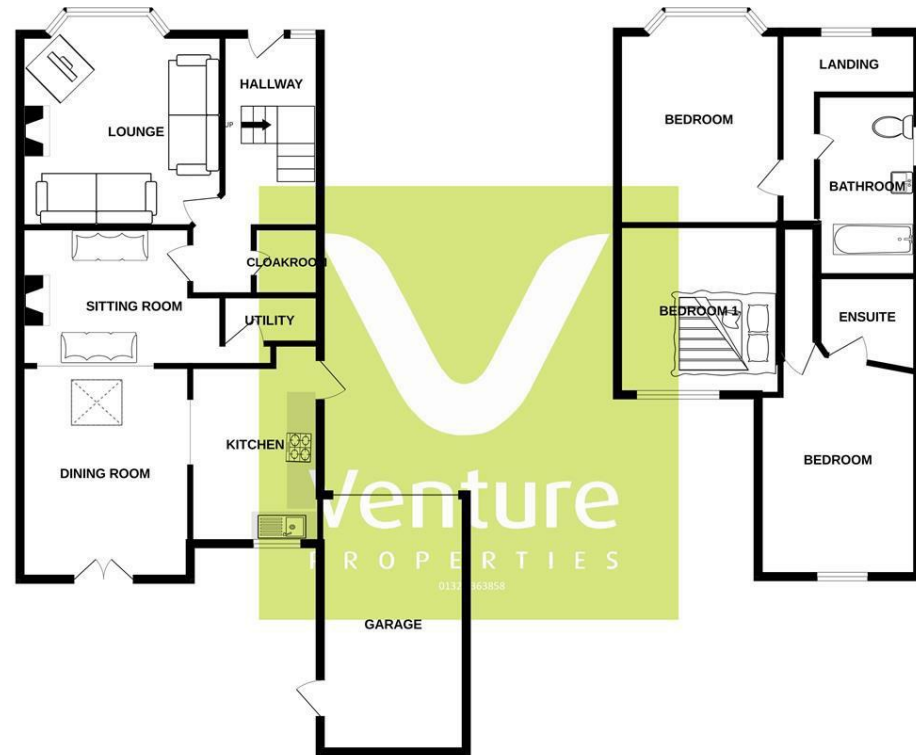
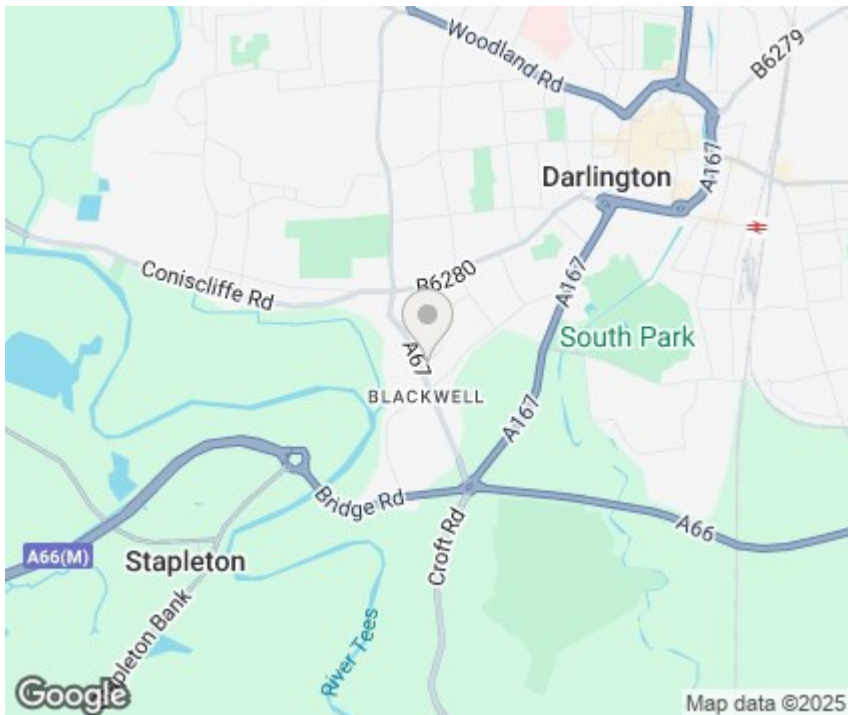
#### Bedroom Three 3.8 x 3.4 (12'5" x 11'1")

Window to rear and radiator.

#### Family Bathroom 2.9 x 1.6 (9'6" x 5'2")

Two windows to side, P shaped bath with shower over and screen, low level w.c, wash hand basin, vertical radiator, spotlights to ceiling and Kardean flooring.

# 73 Ravensdale Road | 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 02/2025

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)