



VENTURE
PLATINUM

Collingsway | Darlington
Offers Over £265,000



In the popular area of West Park, Darlington, this spacious four-bedroom townhouse offers a perfect blend of comfort and modern living. With an impressive layout, the property boasts three well-appointed reception rooms providing ample space for both relaxation and entertaining.

With four bedrooms, this delightful property ensures that family members or guests can enjoy their own private sanctuary. The inclusion of four bathrooms is a notable feature, allowing for convenience and privacy for all occupants. The main bedroom is particularly appealing, complete with a dressing room that adds a touch of luxury to everyday living and it's own en-suite bathroom.

Natural light floods the home, especially in the delightful Conservatory, which serves as an ideal spot for enjoying leisurely mornings. The property also benefits from a garage and off-street parking making it practical for families or those with multiple cars.

This townhouse is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its spacious interiors and thoughtful design, it is perfect for those looking to settle in a vibrant community while enjoying the comforts of modern living.

Don't miss the opportunity to make this exceptional property your own, contact our office to arrange a viewing.

Entrance Hall

Door to front and staircase to first floor landing, Travertine flooring and radiator.

Cloakroom

With low level w.c, wash hand basin with tiled splashback and Travertine flooring.

Dining Room 2.34m x 3.05m (7'8 x 10'0)

Double glazed French doors to rear, Travertine flooring and double radiator.

Conservatory 2.72m x 4.37m (8'11 x 14'4)

French doors to rear, Travertine flooring and radiator.

Kitchen 3.48m x 4.37m (11'5 x 14'4)

Upvc double glazed windows to front and side, bespoke wall, base and soft closing drawer units, complimented with contrasting granite worktops. Sink unit with mixer taps, gas hob with extractor over and electric oven. integrated fridge freezer and washing machine, glass mosaic tiles, Travertine flooring and radiator.

First Floor Landing

Upvc double glazed window to rear and staircase to second floor.

Lounge 4.37m x 4.19m (14'4 x 13'9)

Upvc double glazed French doors opening to a Juliet style balcony to the front, double doors to landing area and two radiators.

Bedroom One 3.10m x 4.95m (10'2 x 16'3)

Upvc double glazed window to front, radiator and solid wood flooring. Square arch leading to Dressing Room.

Dressing Room

Boasting a marble effect floor and built in sliding door wardrobes.

En-Suite

Upvc double glazed obscure window to side, fitted with panelled bath, double walk in shower cubicle, low level w.c, wash hand basin and part tiled walls with extractor.





Bedroom Four/Study 2.34m x 3.15m (7'8 x 10'4)

Upvc double glazed window to rear, solid wood flooring and radiator.

Second Floor Landing

Upvc double glazed window to rear and airing cupboard.

Bedroom Two 4.04m x 3.53m (13'3 x 11'7)

Upvc double glazed window to front, built in wardrobes with sliding doors. Solid wood flooring and radiator.





En-Suite Two

Double walk in shower, low level w.c, wash hand basin, part tiled walls, marble effect flooring and radiator.

Bedroom Three

Upvc double glazed window to front and radiator.

Family Bathroom

Upvc double glazed obscure window to rear, panelled bath, low level w.c, wash hand basin, part tiled walls, marble effect flooring and radiator.

Externally

To the front there is a single drive allowing off street parking for one vehicle and access to garage which has power and light.

To the rear is a split level decking area.



Tenure
Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

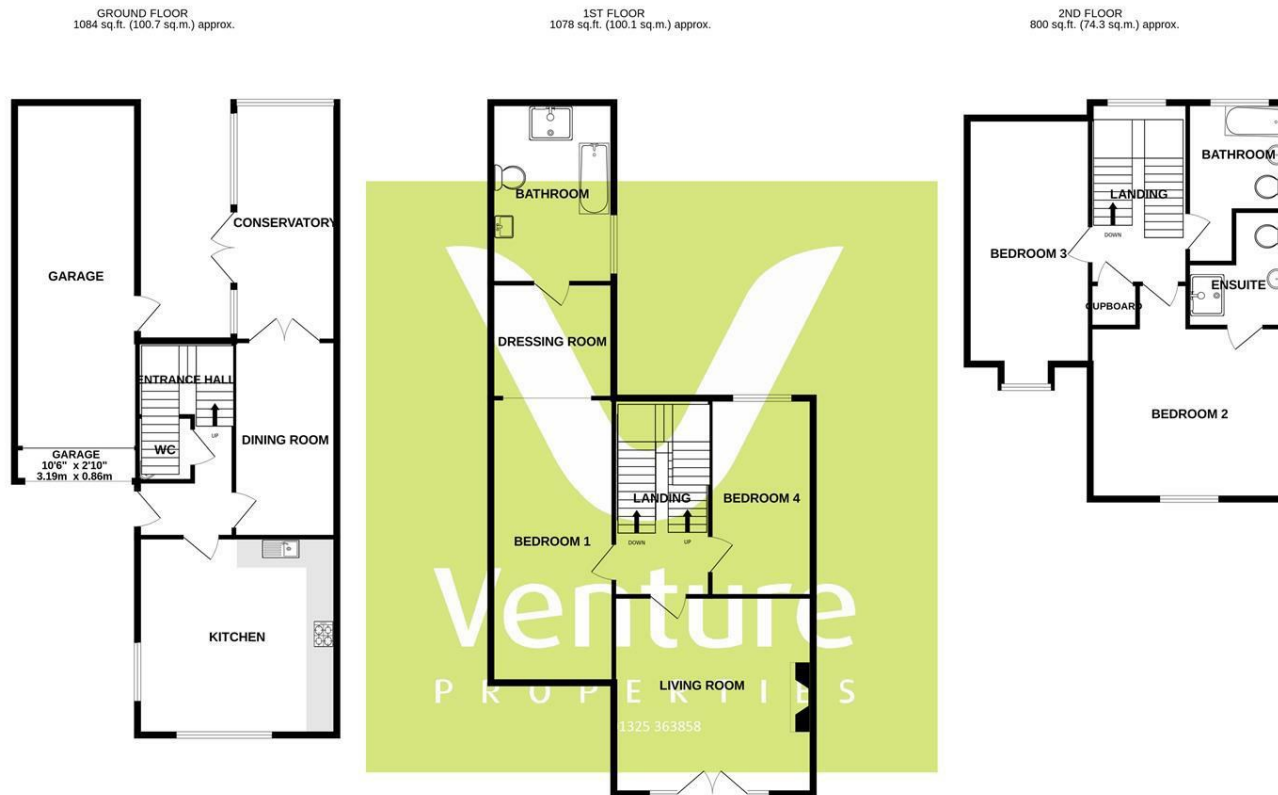
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TOTAL FLOOR AREA: 2961 sq.ft. (275.1 sq.m.) approx.

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.

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

01325 363858
www.venturepropertiesuk.com