



VENTURE
PLATINUM

Stanhope Road North | Darlington
Or Nearest Offer £525,000



This substantial and unique period town house situated on Stanhope Road North offers an exceptional living experience and boasts an impressive corner position, providing both privacy and convenience, with the town centre just a short stroll away.

This charming end of terraced house features four generously sized bedrooms, making it ideal for families or those seeking extra space. The property includes three reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the self-contained annexe, which offers versatile living options. Whether you require a guest suite, a home office, or additional accommodation for family members, this space can be tailored to suit your needs.

The property has been thoughtfully updated and improved, blending modern comforts with many original features that add character and charm. The spacious living accommodation is designed to cater to contemporary lifestyles while retaining the elegance of its period origins.

Outside, the central enclosed courtyard provides a delightful outdoor space for relaxation or al fresco dining. Additionally, the double garage and parking for up to four vehicles offer convenience in this bustling area. Stanhope Park is just a stones throw away, being convenient and ideal for dog walks or maybe a game of Tennis.

This remarkable town house is a rare find in Darlington, combining historical charm with modern living. It presents an excellent opportunity for those looking to invest in a home that is both stylish and practical. Do not miss the chance to make this unique property your own.

Entrance Porch

Storm entrance door with encaustic tiled floor and window to side.

Entrance Hall

Original stained glass, part glazed door, encaustic tiled floor, part panelled walls, split level staircase to first floor with feature stained glass windows and decorative coving.

Lounge 5.13m x 4.22m (16'10 x 13'10)

Hardwood frame sash bay window with decorative deep coving to ceiling and ceiling rose. Grand feature fireplace with open fire and marble hearth, radiator and door to conservatory

Dining Room 4.60m x 4.24m (15'1 x 13'11)

Hardwood frame sash bay window and door to side. Decorative coving to ceiling and ceiling rose. Fireplace with marble hearth, Invictus flooring, panelled walls and tubular radiator.

Conservatory 3.05m x 4.32m (10' x 14'2)

Part wall, part glazed with door to rear.

Kitchen 4.29m x 3.71m (14'1 x 12'2)

Hardwood frame sash window to rear, modern dark green matt effect wall, base and drawer units with contrasting worktops and mirrored splashbacks. Inset porcelain sink with mixer tap and alcove space for a Range style cooker. There is an additional eye level integrated oven. Central breakfast island with integrated wine cooler. Space for a fridge freezer and integrated pull out spice rack and dishwasher. Spotlights to ceiling and under cupboard lighting.

Utility Room

Four hardwood frame sash windows, split level area with modern dark green matt effect wall, base and drawer units, pantry cupboard, space for a washing machine and tumble dryer. Part panelled walls, spotlights to ceiling and tubular radiator. Staircase to first floor bedroom.

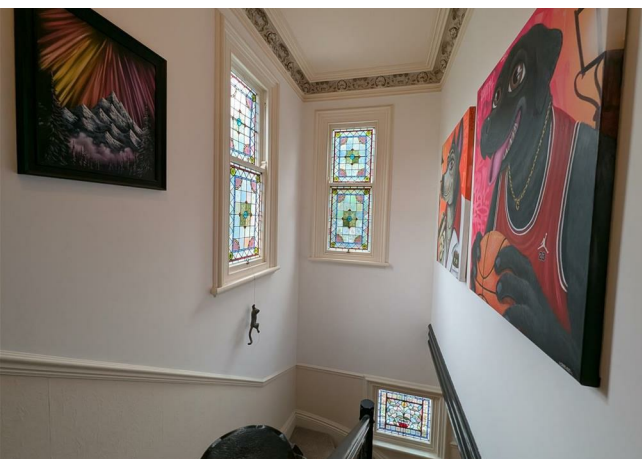
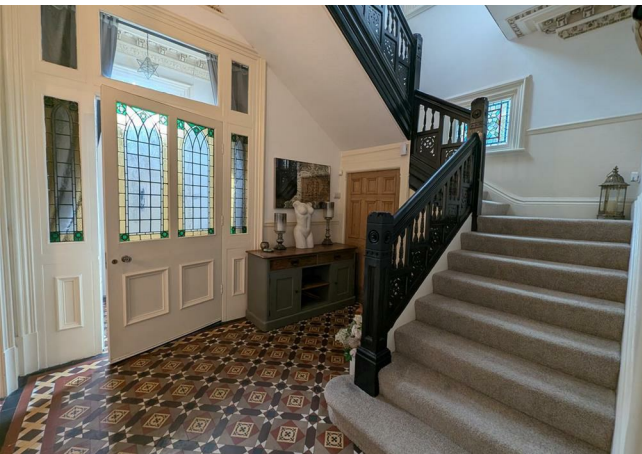
Downstairs Cloaks

Basement Cellar

First Floor Landing

Staircase with feature stained glass windows. Storage cupboard and vertical radiator.



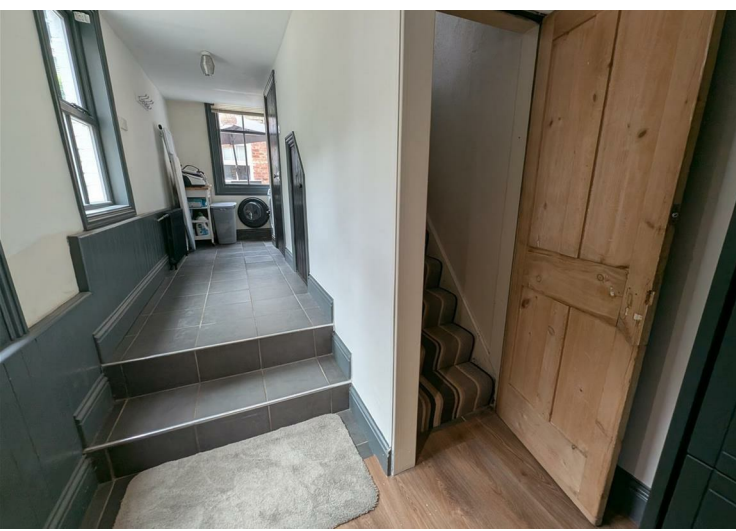


Bedroom One 4.83m x 4.22m (15'10 x 13'10)
Hardwood frame sash window to front and deep coving to ceiling, fireplace and built in storage.

Bedroom Two 4.55m x 3.71m (14'11 x 12'2)
Hardwood sash bow window, deep coving to ceiling and tubular radiator.

Bedroom Three 3.84m x 4.52m (12'7 x 14'10)
Hardwood frame sash window, coving to ceiling and tubular radiator. Staircase leading to Utility Room.





Bathroom

Hardwood frame sash window. Fitted P shaped bath with shower over and screen, wash hand basin and w.c. Part tiled walls.

Externally

Corner plot with gated enclosed garden space with well established shrubs.

To the rear there is a split level garden with both lawn and patio areas, which is excellently maintained with lighting and outside tap. Access to Annex/Garage.

Garage Space with Annex

With access via two roller shutter doors, there is space for four Car vehicles, concrete floor and stairs to the Annex.

There is also a combi boiler, fuse box, car charging port and guaranteed on road parking spaces in front the garage doors.



Annex Over Garage

Self contained living space to first floor,

Open plan living area with kitchen facilities, including base and drawer units, integrated gas hob and oven, stainless steel sink with mixer tap integrated fridge and dishwasher and pull out larder. Vinyl floor and spotlights to ceiling. Four Velux roof light windows and two Hardwood frame window to rear.

The living room area is laid with carpet and has a radiator.

Annex Bedroom

Hardwood framed window.

Annex Bathroom

Velux roof window. Shower cubicle, w.c, wash hand basin and heated towel rail. Spotlights to ceiling, part tiled walls, tiled floor and extractor fan.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area West End

Flood Risk Very low

Floor Area 2,217 ft² / 206 m²

Plot size 0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

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.









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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.