



VENTURE
PLATINUM

Arncliffe Grove | Darlington
£389,000



Arncliffe Grove, Darlington, is a splendid detached house that offers a perfect blend of comfort and style. Boasting four generously sized bedrooms, this property is ideal for families seeking ample living space. The three reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy.

The house features a well-appointed bathroom, with an additional en-suite to the main bedroom, making morning routines a breeze for busy households. The property is very well presented throughout, showcasing modern finishes and a welcoming atmosphere throughout.

Outside, you will find both front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. The garage offers convenient storage solutions, while off-street parking ensures that you and your guests will always have a place to park.

This delightful home in Arncliffe Grove is not just a property; it is a place where memories can be made. With its spacious layout and attractive features, it is sure to appeal to those looking for a comfortable and stylish living environment. Do not miss the opportunity to make this wonderful house your new home.

No onward chain.

Entrance Hall

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

Lounge 5.7 x 3.44 (18'8" x 11'3")

Upvc double glazed bay window to front, gas fire in surround and two radiators.

Dining Room 3.56 x 3.25 (11'8" x 10'7")

Open plan to conservatory. Radiator.

Kitchen/Breakfast Room 4.67 x 3.83 (15'3" x 12'6")

Upvc double glazed window to rear, fitted with wall, base and drawer units, ceramic sink, space for a cooker, dishwasher and radiator.

Utility Room 2.03 x 1.88 (6'7" x 6'2")

Door to rear, space for a fridge freezer and washing machine. Radiator.

Conservatory 3.86 x 2.65 (12'7" x 8'8")

Sliding doors to rear and side, multi fuel burner.

Study/Office 4.49 x 2.46 (14'8" x 8'0")

Upvc double glazed window to front, storage cupboard and radiator.

First Floor Landing

Upvc double glazed window to side.

Bedroom One 4.84 x 3.40 (15'10" x 11'1")

Three Upvc double glazed windows to front, fitted wardrobes and radiator.





En-Suite 2.52 x 1.54 (8'3" x 5'0")

Upvc double glazed window to front, shower cubicle, w.c, wash hand basin and radiator.

Bedroom Two 3.89 x 3.18 (12'9" x 10'5")

Upvc double glazed window to rear, built in wardrobes and radiator.





Bedroom Three 3.08 x 2.71 (10'1" x 8'10")

Upvc double glazed window to rear, built in wardrobes and radiator.

Bedroom Four 3.06 x 2.45 (10'0" x 8'0")

Upvc double glazed window to rear and radiator.

Bathroom 2.52 x 1.79 (8'3" x 5'10")

Upvc double glazed window to side, P shaped bath with shower over and screen, w.c, wash hand basin and heated towel rail.

Externally

To the front there is off street parking and access to garage.

To the rear is mainly laid to lawn with patio area.



Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: F
Annual Price: £3,426
Conservation Area No
Flood Risk Very low
Floor Area 1,593 ft 2 / 148 m 2
Plot size 0.11 acres
Mobile coverage



EE
Vodafone
Three
O2
Broadband

Basic
3 Mbps
Superfast
55 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

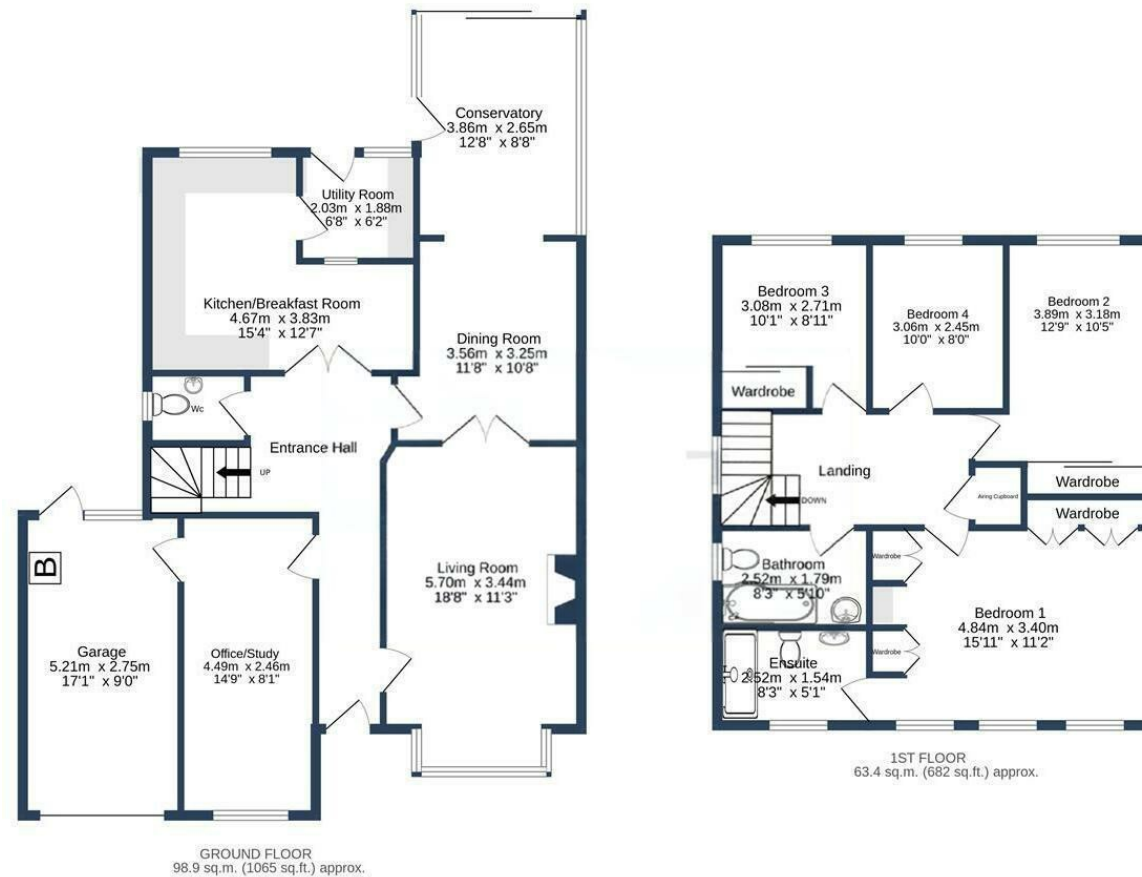
Note

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





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ARNCLIFFE GROVE, DARLINGTON, DL3 8UN.

TOTAL FLOOR AREA: 162.3 sq.m. (1747 sq.ft.) 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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