



VENTURE  
PLATINUM



Coniscliffe Road | Darlington  
£395,000





On the desirable Coniscliffe Road in the West End of Darlington, this stunning semi-detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families seeking ample living space.

Along with a welcoming Lounge, the open-plan aspect of the kitchen, dining and living areas, creates a warm and welcoming atmosphere, perfect for modern living. The south-facing garden is a delightful outdoor space, allowing for plenty of sunlight throughout the day, making it an ideal spot for gardening or enjoying al fresco dining during the warmer months.

This property also boasts two en-suite rooms, a family shower room and ground floor cloakroom, ensuring that all family needs are met. For those with vehicles, the garage and spacious driveway provide convenience and peace of mind.

This beautiful, extremely well presented property is close to a variety of amenities, including shops, schools, colleges and parks, making it an excellent choice for families and professionals alike.

With its attractive features and prime location, this semi-detached house on Coniscliffe Road is a wonderful opportunity for anyone looking to settle in a vibrant community.

#### Entrance Hall

Feature solid wood door to front, with stained glass windows, staircase to first floor landing and Oak wood flooring.

#### Lounge 4.24m x 3.94m (13'11 x 12'11)

Upvc feature double glazed bay window to front, wall mounted gas fire with recessed shelving either side. Spotlights to ceiling, deep coving to ceiling and radiator.

#### Kitchen/Diner/Family Room 6.15m x 5.97m x 3.78m (20'2 x 19'7 x 12'5)

Open aspect room with Kitchen area consisting of wall, base and drawer units, sink with mixer tap, a range style cooker with extractor over. Space for a fridge freezer and dishwasher. Solid wood flooring and spotlights to ceiling. To the Family Area there is an open chimney breast with inset fire and room for seating. Solid wood flooring and spotlights throughout to Dining Area where there is plenty of space for a table and chairs. Bi-Fold doors to a south facing rear garden, three Velux windows and two vertical radiators.

#### Utility Room/Downstairs Cloaks 2.77m x 1.68m (9'1 x 5'6)

There is space for a washing machine and tumble dryer, radiator and door to side. Low level w.c, wash hand basin.

#### First Floor Landing

Upvc double glazed window to side.

#### Bedroom One 4.27m x 3.94m (14' x 12'11)

Upvc double glazed bay window to front, Cast Iron fireplace, radiator and access to En-Suite.

#### En-Suite Bedroom One 2.16m x 1.65m (7'1 x 5'5)

Upvc double glazed window to front, low level w.c, wash hand basin and L shaped bath with shower over and screen. Part tiled walls and floor.

#### Bedroom Three 4.14m x 3.84m (13'7 x 12'7)

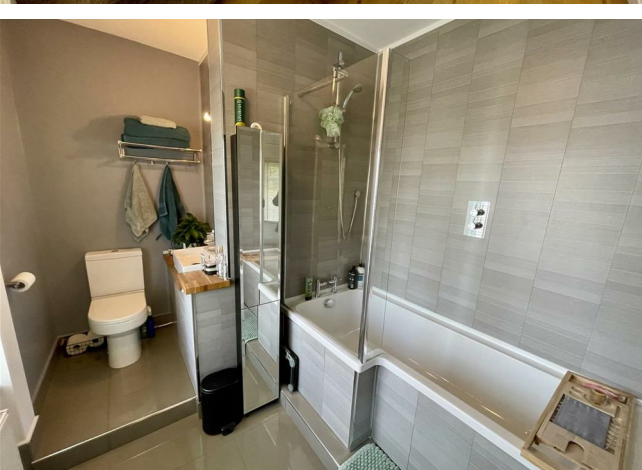
Hardwood double glazed window to rear, Fireplace and radiator.

#### Bedroom Four 2.74m x 2.31m (9'45 x 7'7)

Hardwood double glazed window to rear and radiator.







**Shower Room 2.57m x 1.70m (8'5 x 5'7)**

Upvc double glazed obscure window to side, walk in corner shower, low level w.c, wall mounted wash hand basin and radiator. Tiled walls and floor.

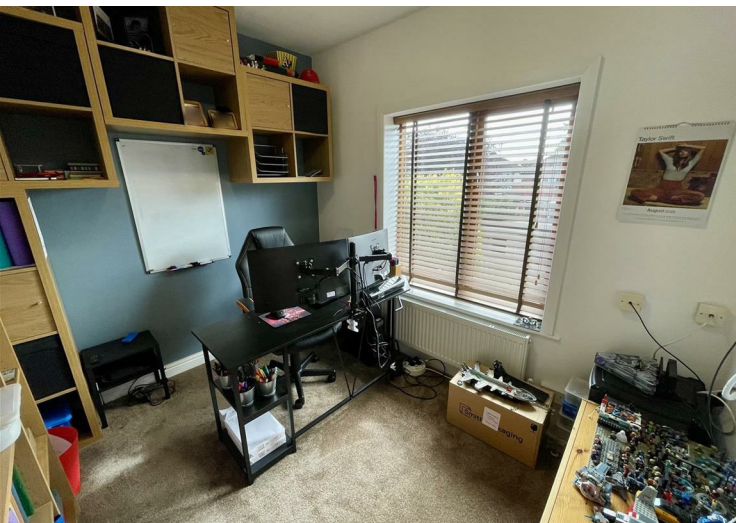
**Staircase to Second Floor**

**Bedroom Two 4.29m x 3.15m (14'1 x 10'4)**

Two Hardwood windows to rear with window seat under. Fitted wardrobes, spotlights to ceiling and radiator.







#### En-Suite Bedroom Two

Upvc double glazed obscure window to side, wet room style walk in shower with screen. Freestanding bath with wall mounted taps, low level, w.c and wash hand basin. Tiled walls and floor.

#### Externally

To the front is double wrought iron gated entry to a block paved driveway. Access to the garage and rear with wall mounted Ohme EV charging point.

To the rear is a spacious enclosed south facing garden with patio area for seating, lawn area, raised beds with established trees and shrubs and a shed. There is also a summer house feature to provide a further seating area.

#### Tenure

Freehold





#### Property Details

Local Authority: Darlington  
Council Tax Band: E  
Annual Price: £2,899  
Conservation Area West End  
Flood Risk Very low  
Floor Area 1,915 ft 2 / 178 m 2  
Plot size 0.09 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
16 Mbps  
Ultrafast  
10000 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.

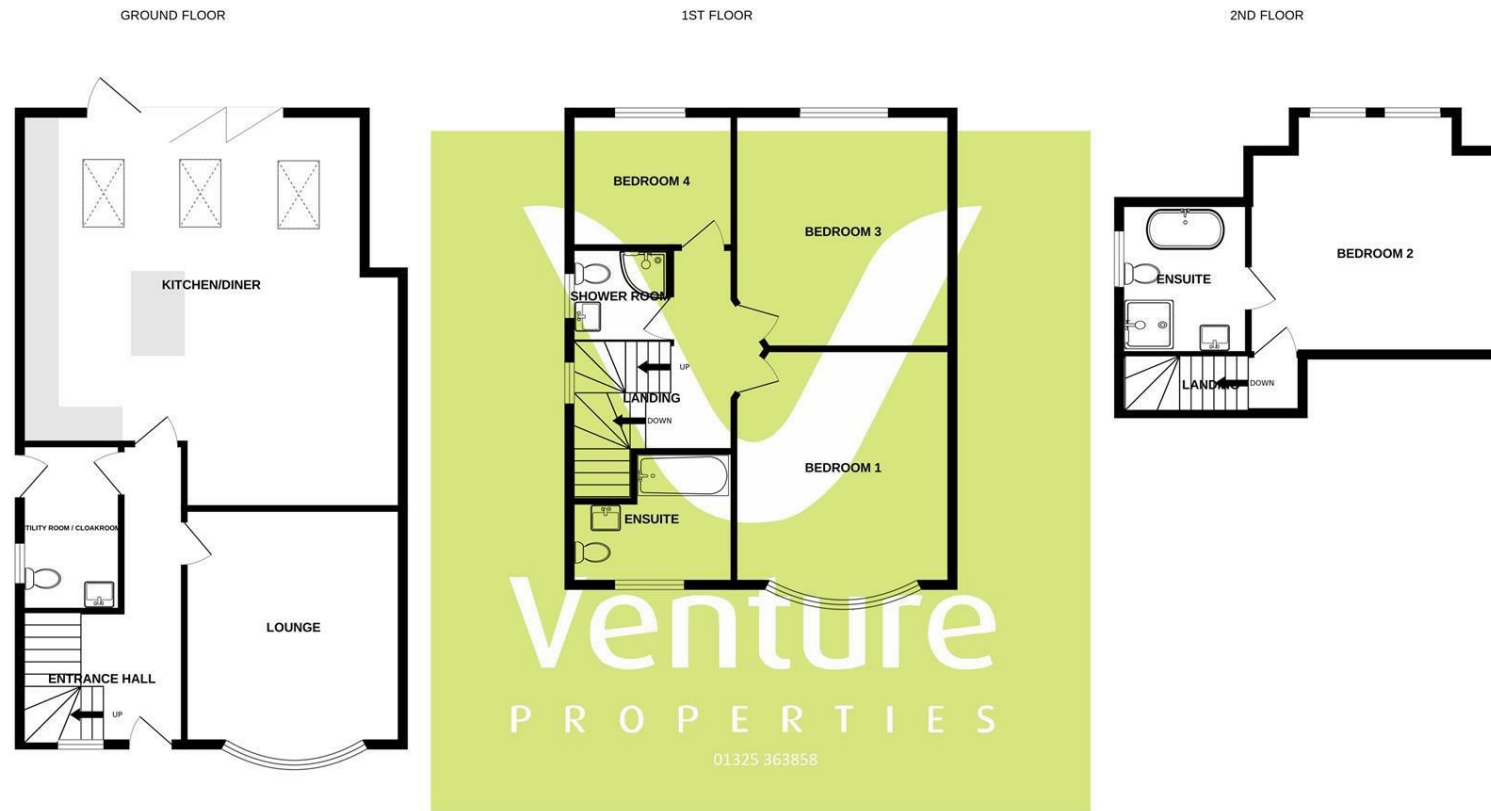








# 163 Coniscliffe Road | Darlington



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

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)