

VENTURE

PLATINUM

Kingsway | Darlington

Offers In The Region Of £169,950



Nestled in the desirable area of Kingsway, Darlington, this charming three-bedroom terraced house presents an excellent opportunity for those seeking a modern and well-maintained home. The property boasts three spacious reception rooms, including a welcoming lounge, a delightful dining room, and a bright conservatory, providing ample space for both relaxation and entertaining.

The well-cared-for gardens at the front and rear of the property offer a tranquil outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends. Additionally, the convenience of two garages located at the rear of the home adds to the practicality of this lovely residence.

This property is offered with no onward chain, making it an ideal choice for those looking to move in without delay. With its excellent living accommodation and proximity to local amenities, this home is sure to attract interest. Viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Front Entrance Porch
Upvc door to side with full height window to front.

Hallway
With stairs to the first floor.

Lounge 4.47m x 3.30m (14'8 x 10'10)
The lounge is a spacious and inviting area, carpeted and decorated in soft neutral tones. It is well-lit by a large front window, providing ample natural light. This room offers plenty of space for relaxed seating arrangements and serves as a welcoming main living area for the home.

Dining Room 3.10m x 2.77m (10'2 x 9'1)
The dining room connects seamlessly to the conservatory, providing a designated space for meals. It features neutral carpeting and a bright outlook, making it a pleasant place to dine and entertain. The room's proportions allow for comfortable seating arrangements, with easy access to the kitchen and conservatory beyond.

Conservatory 2.49m x 2.62m (8'2 x 8'7)
The conservatory offers a bright and airy space featuring large windows and a tiled floor. It is furnished with comfortable seating, making it an ideal spot to relax and enjoy views of the garden. The light-filled room creates a warm atmosphere, perfect for unwinding or casual gatherings.

Kitchen 2.31m x 3.02m (7'7 x 9'11)
This kitchen is thoughtfully designed with white cabinetry and dark countertops, providing plenty of storage and preparation space. It features integrated appliances including an oven and microwave, alongside a practical tiled floor. The layout is efficient and welcoming, with a window that brings in natural light and a door leading out to the rear porch, facilitating easy access to the garden and other areas of the home.

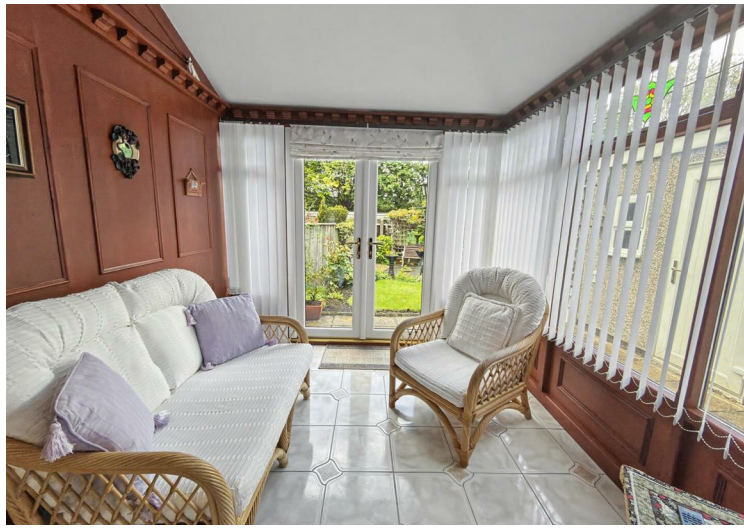
Rear Lobby
With door out to the rear garden and access to the downstairs cloak/WC.

Cloakroom/WC
With a low level WC.

First Floor
Landing area.

Bedroom One 3.66m x 2.49m (12'0 x 8'2)
Bedroom 1 is a comfortable double room with built-in storage and a large window overlooking the rear of the property. The room is carpeted and decorated in soft neutral tones, creating a peaceful and restful environment.















Bedroom Two 3.25m x 2.44m (10'8 x 8'0)
Bedroom 2 is a smaller double room with built-in wardrobes and a window to the front that provides natural light. The room has neutral carpeting and offers ample space for bedroom furniture or a flexible space to suit your needs.

Bedroom Three 1.98m x 2.41m (6'6 x 7'11)
Bedroom 3 is a cosy single room with a window to the front garden. It comes with built-in storage with a useful drop-down single bed and neutral décor, making it suitable for use as a bedroom, nursery, or study.









Bathroom 2.08 m x 1.80 m (6'10" x 5'11")
The bathroom is well-appointed with a white suite comprising a bath with shower, toilet, and a pedestal basin. It features tiled walls and a frosted window for privacy, making it a practical and clean space for daily use.

Front Exterior
The front exterior is neatly presented with a pathway leading to the front door and a well-kept lawn bordered by shrubs. The house is a mid-terrace with a brick façade and has a porch providing shelter on arrival.

Rear Garden
The rear garden is a charming outdoor space with a paved patio area ideal for seating or dining. It leads onto a well-maintained lawn bordered by mature shrubs and flowerbeds, creating a private and tranquil setting. The garden also features a greenhouse and shed, adding useful storage and gardening options.







Two Garages
There are two garages located in a block to the rear with white up-and-over doors. This provides useful off-road parking and additional storage space for the property. The access gate from the rear garden allows direct access.

Tenure
Freehold

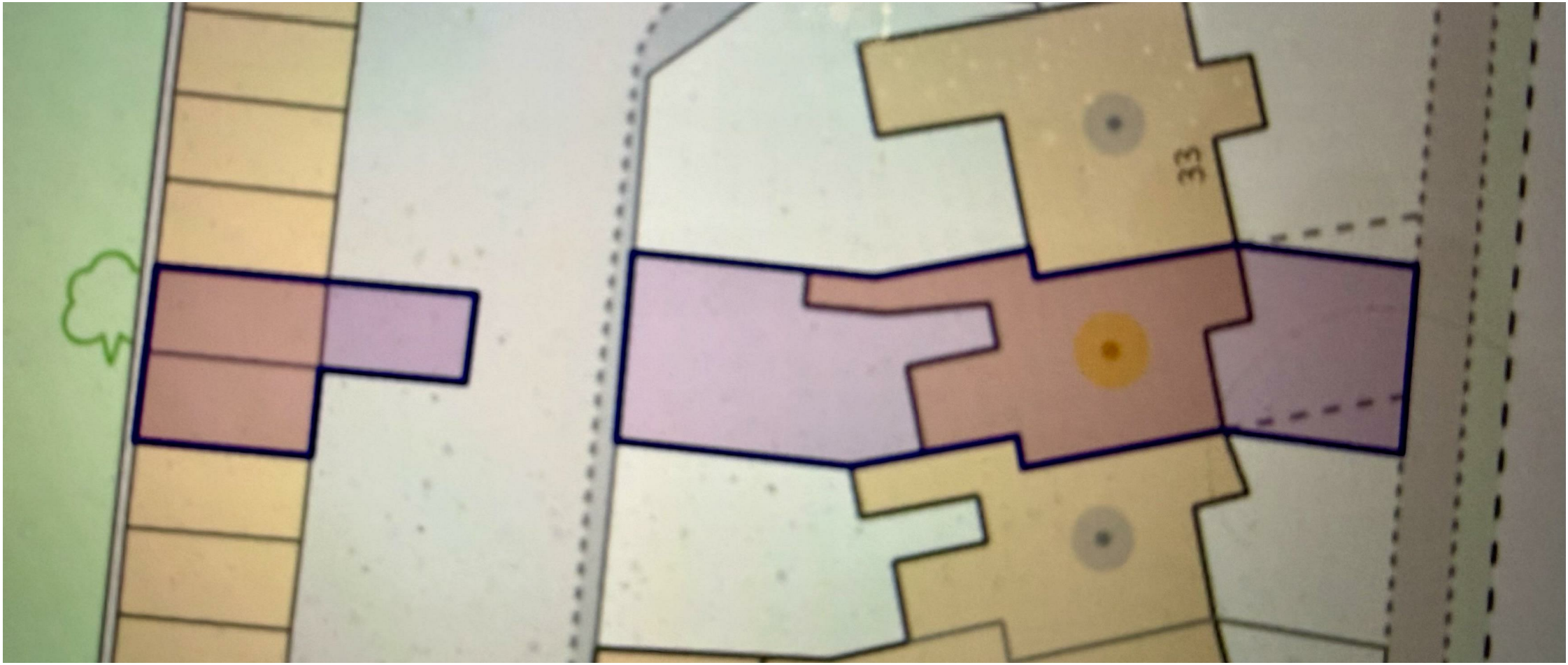
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres (2 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

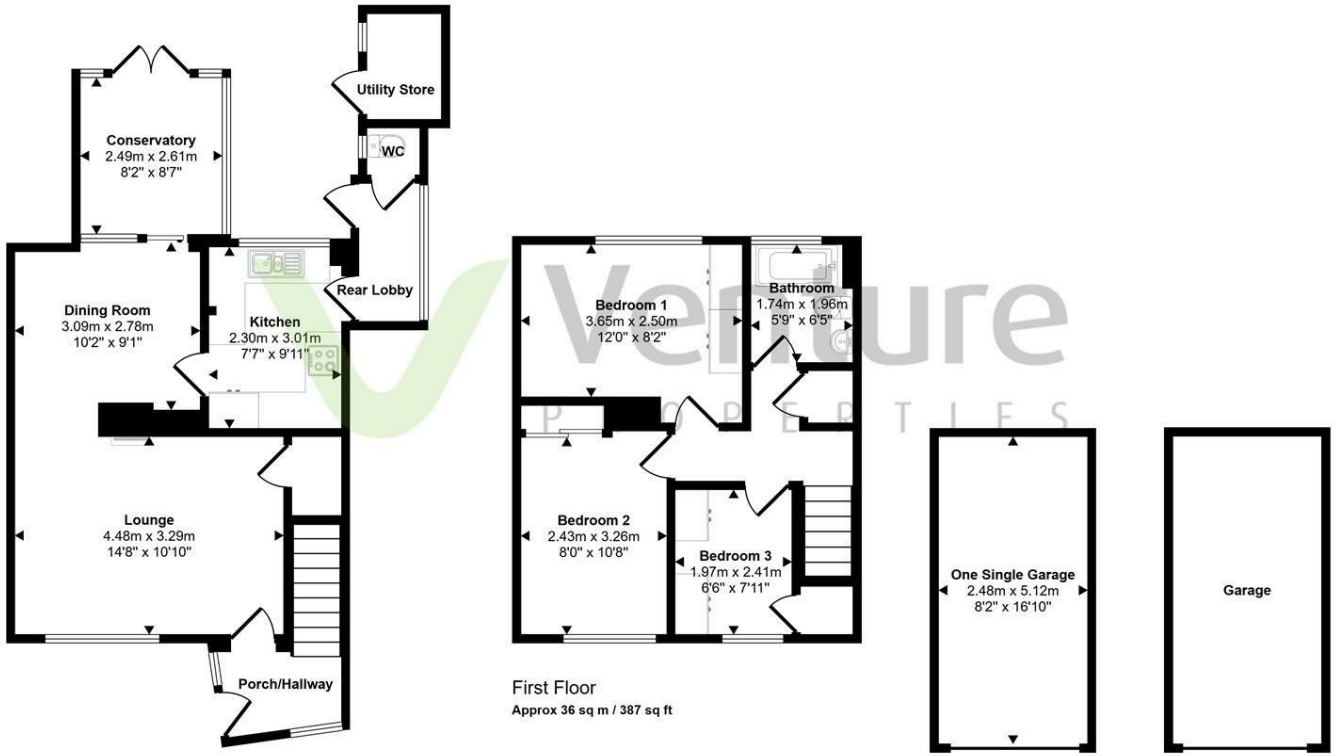
BT
Sky
Virgin

Note
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Approx Gross Internal Area
113 sq m / 1215 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft

First Floor
Approx 36 sq m / 387 sq ft

One Single Garage
Approx 13 sq m / 137 sq ft

Garage
Approx 13 sq m / 137 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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