



VENTURE
PLATINUM

Barlow Street | Darlington
£275,000



Located on Barlow Street slightly off Pierremont Road and Woodland Terrace in the popular town of Darlington, this superb detached house presents a wonderful opportunity for those seeking a modern and comfortable home. Having been fully refurbished to a high standard, the property boasts a new roof, windows, and doors, gas central heating boiler and a full electrical re-wire ensuring both aesthetic appeal and energy efficiency.

Inside, you will find a well-designed layout featuring one inviting spacious open plan reception room incorporating kitchen, dining and living space, three spacious bedrooms, the main having en-suite facilities and a contemporary shower room.

One of the standout features of this property is the self-contained summerhouse, which also includes en-suite facilities. This versatile space can serve as a guest suite, home office, or a tranquil retreat, providing additional flexibility to suit your lifestyle needs.

The exterior of the property is unique, with private gardens that offer a serene outdoor space for relaxation and entertainment. The garage and off-street parking further enhance the convenience of this home, making it ideal for families or professionals alike.

Situated in a very private setting and with no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to own this beautifully updated home in a desirable location.

Lounge/Kitchen/Dining Room 6.02m x 5.03m (19'09 x 16'06)

Windows to front, and side, window and composite door to rear. Fitted grey wall, base and drawer units with complimenting quartz worktops. Four ring gas hob with extractor over and integrated eye level oven. Bosch appliances with space for a dishwasher and fridge freezer, New York style tiled walls, ceramic tiled floor with colour coordinated skirtings and vertical radiators.

Inner Hallway

With high level window to side, fitted wardrobes/storage cupboards with shelving. Access to the garage.

Bedroom One 4.90m into robes x 2.87m (16'01 into robes x 9'05)

Double doors to the rear, window to side and fitted wardrobes.

En-suite

Window to side, low level w.c, wash hand basin in vanity, Part tiled walls, tiled floor and heated towel rail.

Bedroom Two 3.30m x 2.31m (10'10 x 7'07)

Window to side and radiator.

Bedroom Three 2.62m x 2.34m (8'07 x 7'08)

Window to side and radiator.

Family Shower Room

Window to side, double walk in shower with waterfall and spray. Low level w.c, wash hand basin in vanity, fully tiled walls and floor with heated towel rail.





Garage 5.23m x 2.46m (17'02 x 8'01)
With wall mounted boiler, power and light, accessed by roller door.

Summerhouse 4.32m x 2.79m (14'02 x 9'02)





Externally

To the front is a dropped kerb with block paved driveway allowing access to the garage, along with gated access to the wraparound gardens etc.

To the side and rear you will find low maintenance wrap around gardens, including lawn and patio areas . There is also access to the summer house.

Tenure

Freehold



Property Details

Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 828 ft 2 / 77 m 2
Plot size 0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
40 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.





5 Barlow Street | Darlington

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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