VENTURE

PLATINUM

Cleveland Avenue | Darlington
Offers Over £550,000

An impressive and exceptionally spacious five bedroom detached residence, ideally positioned within the highly sought-after West End. Homes of this calibre and setting rarely become available, making this a truly outstanding opportunity for discerning purchasers seeking both quality and location.

This elegant home offers an abundance of well-balanced and versatile living accommodation, thoughtfully arranged to suit the needs of modern family life. Internally, the property features three generously proportioned reception rooms, providing ample space for relaxation, formal entertaining, and flexible use such as a home office, playroom, or snug. The layout flows effortlessly, creating a warm and inviting atmosphere throughout.

The property occupies a substantial, beautifully landscaped plot, offering a wonderful sense of privacy and outdoor enjoyment. The gardens have been carefully maintained, with a combination of lawned areas and planted borders, making them ideal for both family use and outdoor entertaining during the warmer months.

Conveniently located, the home benefits from close proximity to an excellent range of local amenities, including shops, cafes, and transport links. It is also within easy reach of a selection of highly regarded schools, further enhancing its appeal to families.

Additional features include well-maintained front and large rear gardens, a sweeping driveway allowing car parking for 3/4 cars of which leads to a garage providing secure parking or additional storage, and the significant advantage of no onward chain, ensuring a smoother and more straightforward purchasing process.

Overall, this is a rare opportunity to acquire a substantial and beautifully presented family home in one of the area's most desirable locations.

Entrance Vestibule
With storm door leading into

Hallway
With stairs to the first floor.

Lounge 4.60m x 5.05m (15'1 x 16'7)
A large room situated to the front of the home.

Sitting Room 4.57m x 4.78m (15'0 x 15'8)
A cosy large room situated to the rear.

Dining Room 3.10m x 4.83m (10'2 x 15'10)
A well appointed formal dining room situated to the front of the property

Kitchen 3.20m x 4.22m (10'6 x 13'10)
A well equipped kitchen situated to the rear with a range of wall and floor units, cooking facilities and rear back door access.

W.C 1.98m x 1.27m (6'6 x 4'2)
With a low level W,C and wash hand basin.

First Floor
Spacious landing with airing cupboard.

Bedroom One 4.67m x 5.28m (15'4 x 17'4)
A good double bedroom with a window to the front and side elevation.

Bedroom Two 4.67m x 4.09m (15'4 x 13'5)
Another double bedroom situated over looking the pleasing landscaped garden.

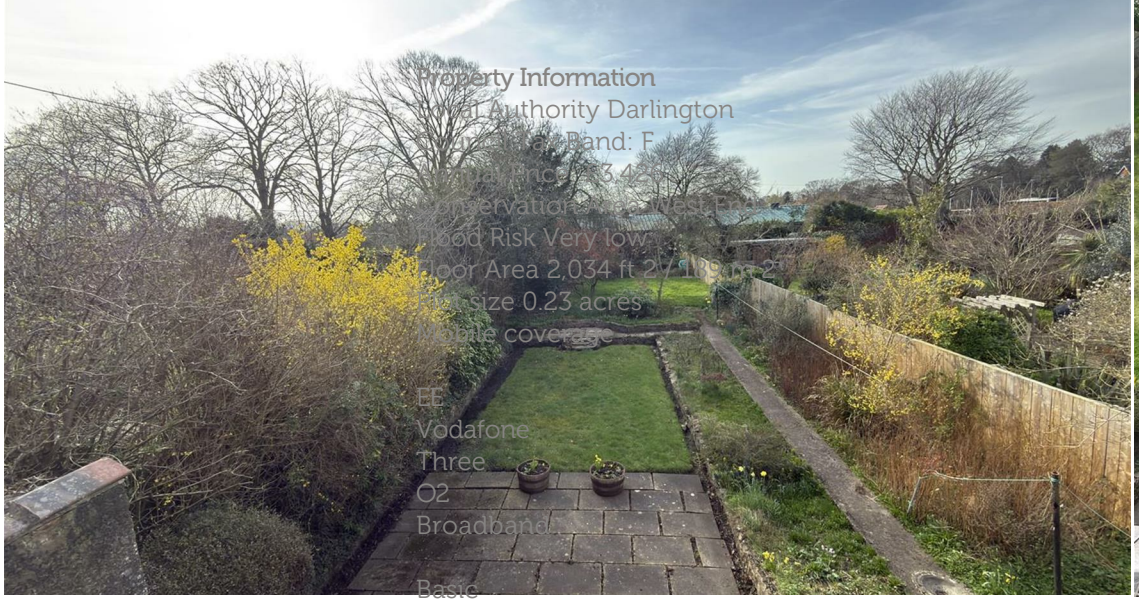
Bedroom Three 3.15m x 3.07m (10'4 x 10'1)
Situated to the rear.

Bedroom Four 3.18m x 3.12m (10'5 x 10'3)
Situated to the rear.

Bedroom Five 2.69m x 2.29m (8'10 x 7'6)
Situated to the front.

Bathroom 1.98m x 3.10m (6'6 x 10'2)
With a spacious suite comprising a panelled bath, pedestal wash hand basin, low-level WC, and walk-in shower.

Externally
The home stands on a prime plot with excellent frontage, with a sweeping driveway allowing parking for 3/4 cars, leading to a single garage. To the rear of the home, there is a large well cared for garden, which is mainly laid to lawn with shrubbery.



Property Information

Local Authority Darlington
Council Tax Band: F
Tax Annual Price: 3,4
Conservation Area: West End
Flood Risk Very low
Floor Area 2,034 ft 2 / 189 m 2
Plot size 0.23 acres
Mobile coverage

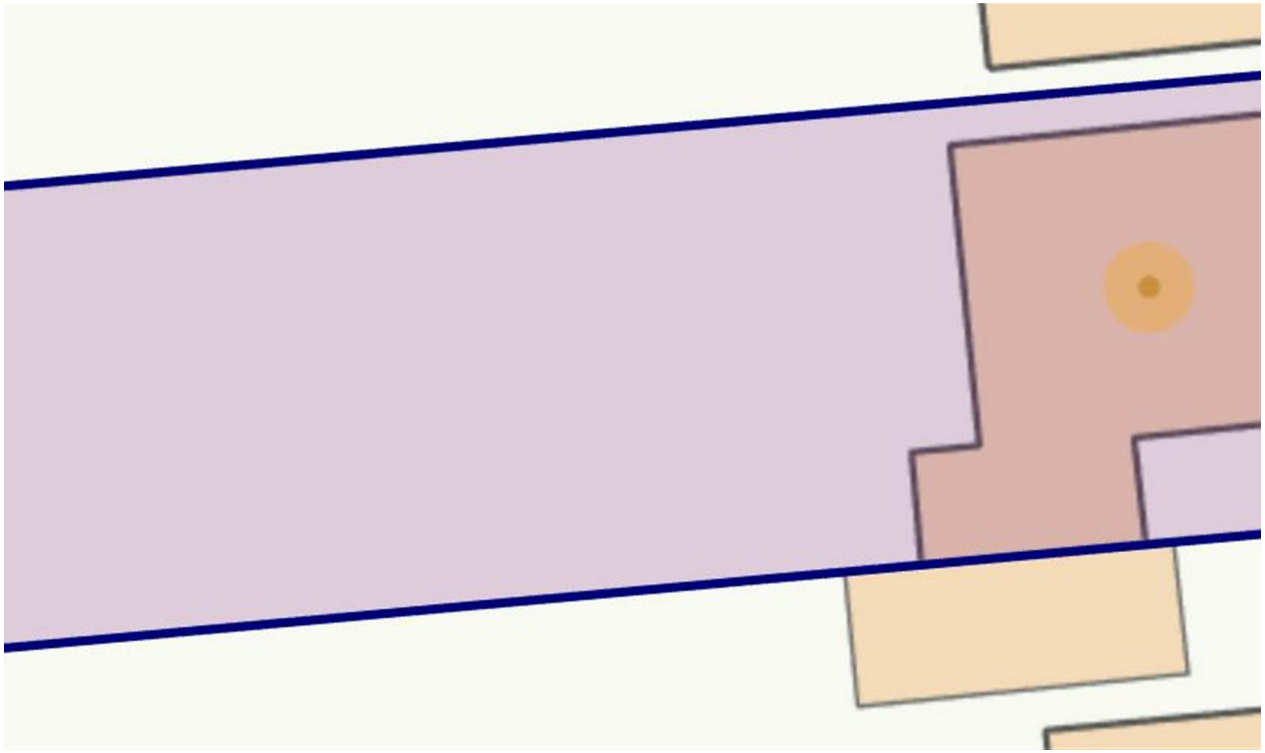
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT - Yes
Sky - Yes
Virgin - Yes

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 operation or ability to fitness for any given purpose. All measurements have been taken as a guide to prospective purchasers. Dimensions 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 tenure of this property.



59 Cleveland Avenue | Darlington

Approx Gross Internal Area
191 sq m / 2051 sq ft

Ground Floor
Approx 102 sq m / 1102 sq ft

First Floor
Approx 88 sq m / 949 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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