



VENTURE  
PLATINUM

Teesway | Neasham  
£550,000



In the charming village of Neasham, Darlington, this immaculately presented semi-detached house offers a delightful blend of modern living and original features. With four spacious bedrooms, this property is perfect for families seeking comfort and style in a tranquil setting.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-appointed layout ensures that each space flows seamlessly into the next, creating a warm and welcoming atmosphere throughout the home. The original features add character and charm, making this property truly unique. With a stunning, bright and airy kitchen, including a central breakfast island and lots of integrated appliances, this property really must be seen to be appreciated.

Externally, the property benefits from a double garage to the rear, set within the generous rear garden and off-street parking to the front, a rare find in village surroundings. This feature not only enhances convenience but also adds to the overall appeal of the home.

Living in Neasham means enjoying the peaceful village lifestyle while still being within easy reach of Darlington's amenities. This property is a perfect opportunity for those looking to settle in a picturesque location with a strong sense of community.

In summary, this semi-detached house on Teesway is a wonderful family home that combines modern comforts with traditional charm. With its spacious layout, original features, and excellent outdoor facilities, it is sure to impress anyone seeking a new place to call home.

#### Entrance Hall

Composite door to front.

#### Entrance Hallway

Staircase to first floor landing.

#### Lounge 6.15m x 4.75m (20'2 x 15'7)

Two Upvc double glazed bay windows to front, Multi fuel burner stove and three radiators. Wood floor and part glazed double doors to kitchen, open access to dining room.

#### Dining Room 4.78m x 4.39m (15'8 x 14'5)

Upvc double glazed bow window to front, electric log burner, original beams to ceiling, wood floor and radiator.

#### Study 3.25m x 2.79m (10'8 x 9'2)

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

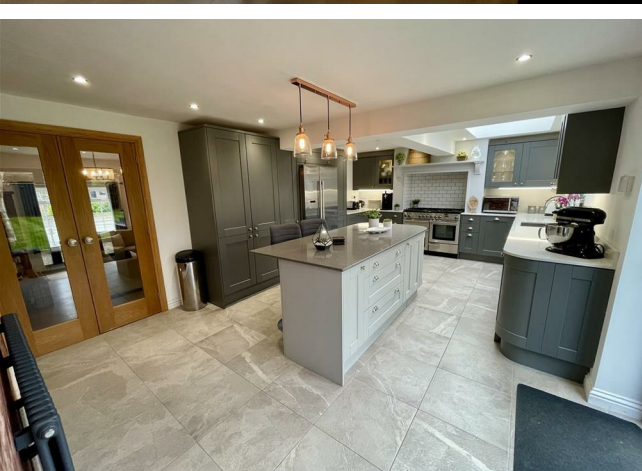
#### Kitchen 6.07m x 3.96m (19'11 x 13'00)

Upvc double glazed window and bi-fold doors to rear with additional rooflight window, creating a bright and airy room. Fitted wall, base and drawer units with contrasting worktops and central breakfast island with integrated wine cooler. Integrated sink with mixer tap, tile surrounded nook for a Range style cooker, integrated appliances, including, washing machine and American style fridge freezer. Spotlights to ceiling, tiled floor and access to ground floor cloaks.

#### Ground Floor Cloaks

Upvc double glazed obscure window to side, low level w.c and wash hand basin in vanity unit.





### First Floor Landing

Bedroom One 4.78m x 4.45m (15'8 x 14'7)

Upvc double glazed window to front, fitted wardrobes, radiator and access to en-suite.

### En-Suite

Upvc double glazed obscure window to rear, walk in double shower cubicle, low level w.c and wash hand basin in vanity. Heated towel rail, wall hung storage unit, tiled floor and spotlights to ceiling.





**Bedroom Two** 4.75m x 3.07m (15'7 x 10'1)

Upvc double glazed window to front, panelling to feature wall and radiator. Access to loft.

**Bedroom Three** 4.83m x 2.90m (15'10 x 9'6)

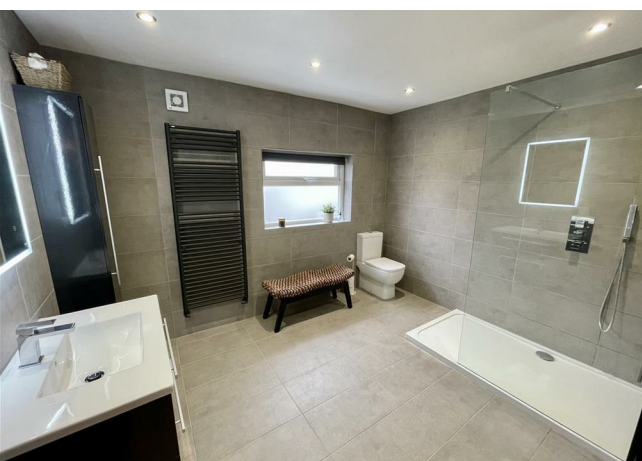
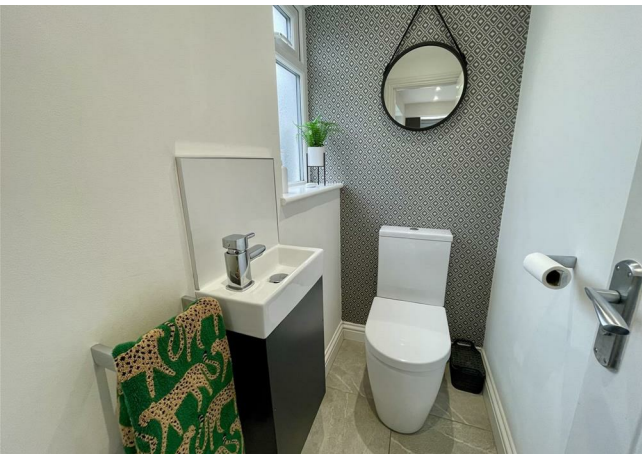
Upvc double glazed window to front and radiator.

**Bedroom Four** 3.07m x 2.74m (10'1 x 9')

Upvc double glazed window to rear and radiator.

**Bathroom**

Upvc double glazed obscure window to side, panelled bath with shower over and screen, low level w.c and wash hand basin in vanity unit. Heated towel rail, wall hung storage cabinets, tiled floor and spotlights to ceiling.



### Externally

To the front there is off street parking to the side and double gated access to the rear.

To the rear there is an enclosed, spacious garden with access to a double garage, patio, lawn and pebbled areas.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area No

Flood Risk Low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

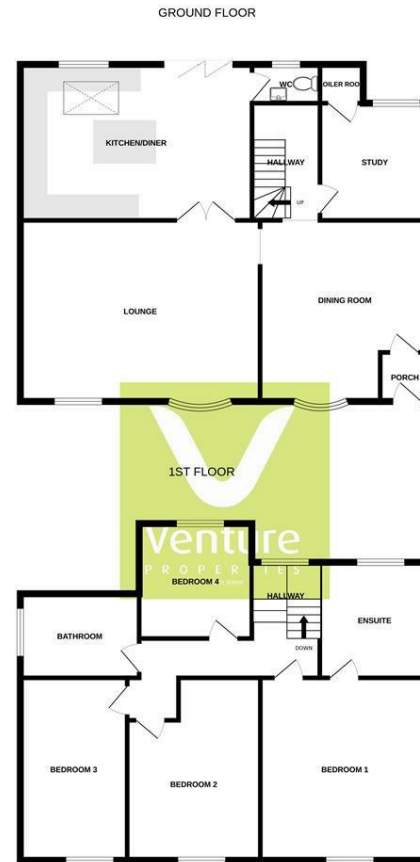
### Note

**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.





# 25 Teesway | Neasham



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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