



VENTURE
PLATINUM

The Broadway | Darlington
Offers Over £247,500



Located on The Broadway, Darlington, this superb three-bedroom semi-detached house presents an excellent opportunity for families seeking a modern and comfortable home. Having been updated and improved to a high standard, this property boasts a contemporary design that is both stylish and functional.

As you enter, you will be greeted by a cosy lounge complete with media wall, in addition there is spacious open-plan kitchen/lounge/ dining area leading onto the rear patio. This inviting layout is perfect for entertaining guests or enjoying family meals, with easy access to the garden, which provides a lovely outdoor space for relaxation and play.

The property features three generously sized bedrooms, offering ample space for family living. The bathroom is well-equipped, ensuring convenience for all residents. Additionally, the house benefits from ample parking, a garage, and well-maintained gardens, enhancing its appeal.

With no onward chain, this home is ready for you to move in and start creating lasting memories. Whether you are a first-time buyer or looking to upgrade, this ideal family home in Darlington is not to be missed. Come and experience the charm and comfort this property has to offer.

Entrance Hall

Composite door to front, LG LVT flooring, bespoke oak staircase to first floor with storage under. Spotlights to ceiling and radiator.

Lounge 4.47m x 3.51m (14'08 x 11'06)

Upvc double glazed window to front, media wall with inset real flame effect fire. Decorative coving to ceiling and radiator.

Ground Floor Cloaks

Upvc double glazed obscure window, wash hand basin in vanit with storage and low level w.c. Fully tiled walls.

Kitchen / Diner 5.28 x 6.44 (17'3" x 21'1")

A spacious, bright and airy, open aspect family area with Upvc double glazed window and double doors to rear, fitted with white wall, base and drawer units, complimented by granite worktops. Integrated sink with mixer tap, integrated fridge freezer and dishwasher, with space for a Range style cooker, underneath a fixed modern style extractor fan. Contrasting breakfast island with matching granite worktops, providing seating. Concealed boiler, spotlights to ceiling and decorative coving. The Diner area boasts a bespoke media wall with integrated drinks/display cabinets that include lighting. LG LVT flooring, spotlights to ceiling and space for a table and chairs along with a seating area.

First Floor Landing

Bedroom One 4.55m x 3.38m (14'11 x 11'01)

Upvc double glazed window and door to rear with decorative coving to ceiling and radiator.

Bedroom Two 3.61m x 3.51m (11'10 x 11'06)

Upvc double glazed window to front, fitted wardrobes, decorative coving to ceiling and radiator.





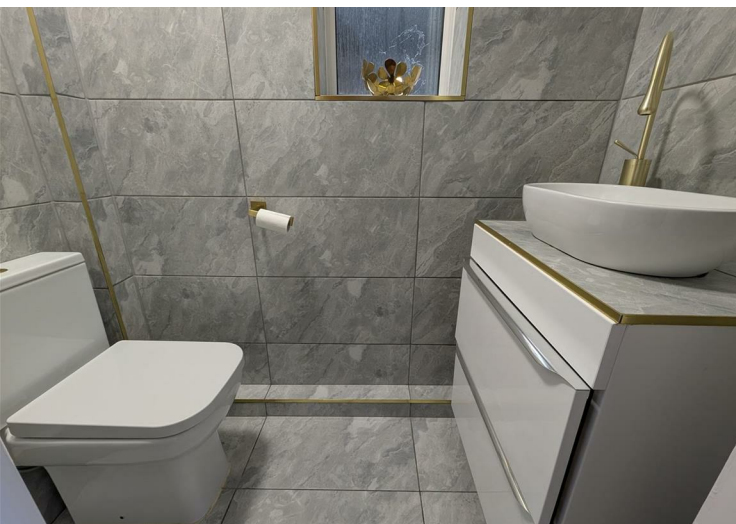
Bedroom Three 2.46m x 2.36m (8'01 x 7'09)

Upvc double glazed window to front, fitted wardrobes, decorative coving to ceiling and radiator.

Bathroom

Upvc double glazed obscure windows to side and rear, panelled bath, walk in shower cubicle, bowl style wash hand basin in vanity with low level w.c and heated towel rail. Spotlights to ceiling and fully tiled walls and floor.





Externally

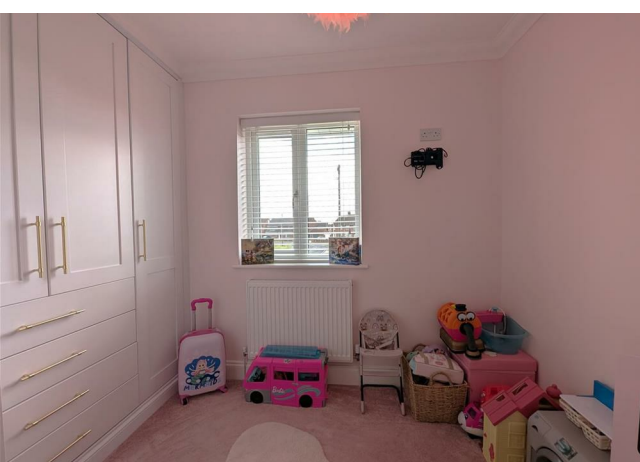
To the front there is an ample driveway giving access to a large garage. There is also a garden area. To the rear the landscaped garden comprises of lawn, paving, slate chipped and pebbled areas. There is an outdoor Bar and the whole of the garden is not overlooked to the rear.

External Utility Room

With wall, base and drawer units, space for a washing machine and tumble dryer.

Tenure

Freehold



Property Details

Local Authority: Darlington

Council Tax: Not Found

Conservation Area: No

Flood Risk Very low

Floor Area 247 ft 2 / 23 m 2

Plot size 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

61 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.

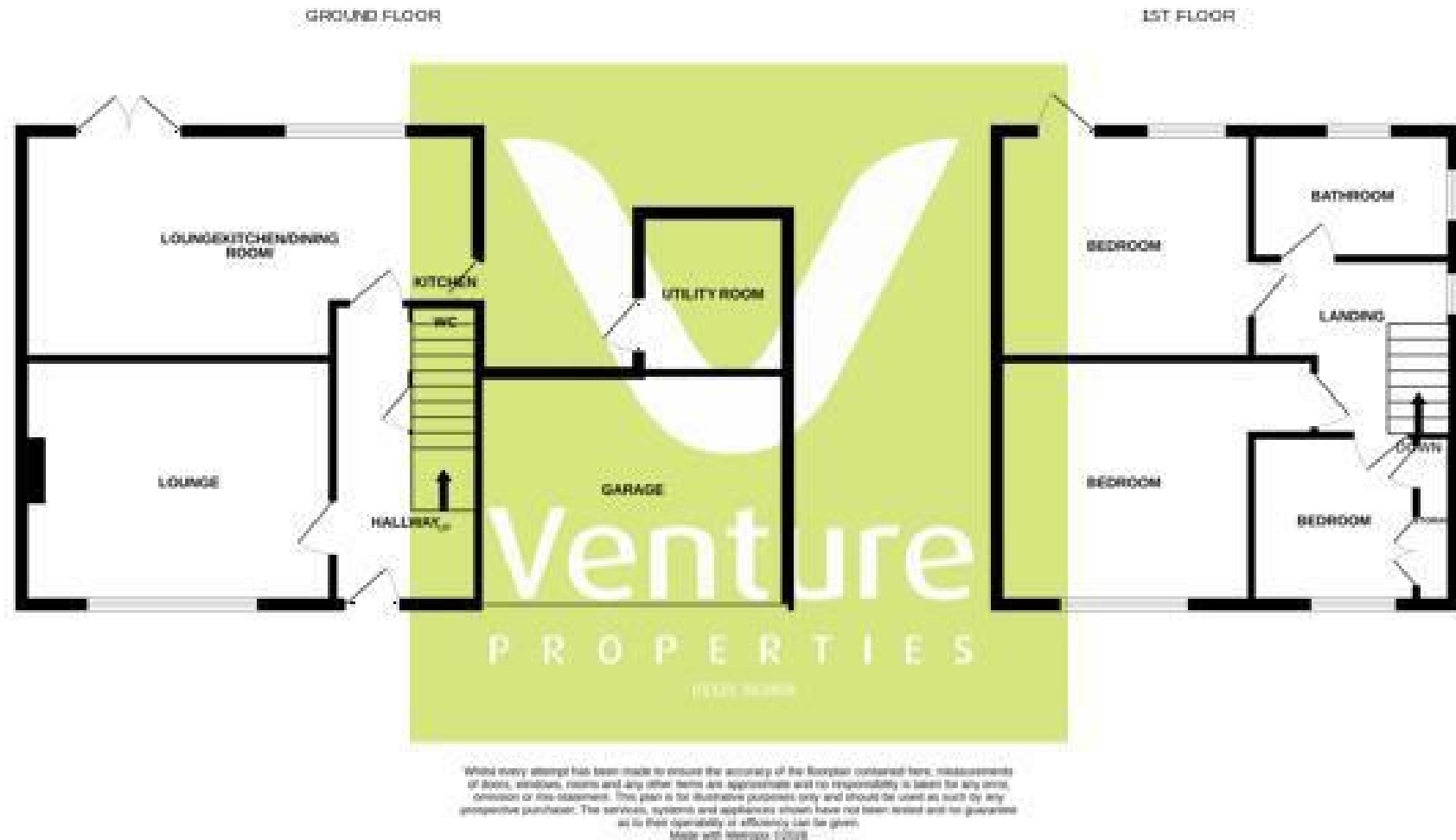








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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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