



VENTURE  
PLATINUM

Glaisdale Court | Darlington  
Offers Over £320,000



Welcome to this stunning four-bedroom townhouse, nestled in the desirable West End of Darlington. This property, built by the esteemed Charles Church, offers a perfect blend of modern living and classic charm, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provide versatile living accommodation, perfect for both relaxation and entertaining. The well-appointed kitchen complements the living spaces, ensuring that family gatherings and social events are a delight. With four generously sized bedrooms, there is ample space for everyone, and the three bathrooms add convenience for busy mornings and family life.

The property is set in a prime location, just a stone's throw from the town centre, allowing easy access to local amenities, shops, and transport links. The surrounding area is known for its friendly community and excellent schools, making it a perfect choice for families.

Outside, the property boasts well-maintained gardens with a garden room, a driveway, and a garage, providing plenty of space for parking and outdoor activities. Whether you wish to enjoy a quiet evening in the garden or take a short stroll to the vibrant town centre, this home offers the best of both worlds.

In summary, this townhouse in Glaisdale Court is a rare find, combining modern comforts with a prime location. It is an excellent opportunity for those seeking a spacious and stylish family home in Darlington. Do not miss the chance to make this wonderful property your own.

#### Reception Hallway

Storm door opening into reception hallway. A spacious area with central heating radiator, power sockets, smoke alarm, cornice ceiling and door opening to cloakroom/WC.

#### Cloakroom/W.C

With two piece white suite, wash hand basin, low level WC, large walk in store cupboard.

#### Sitting/Dining Room 5.49m x 4.98m (18'0 x 16'4)

Particularly spacious sizeable room, having double glazed french doors opening on to the garden with further double glazed windows allowing a large degree of natural lighting, feature Amtico flooring. Two central heating radiators, TV aerial point and power sockets.

#### Kitchen 3.71m x 2.74m (12'2 x 9'0)

Having been superbly and comprehensively fitted with a range of quality contemporary units to wall and floor, together with contrasting work surfaces and splash back, in addition there is a brushed stainless steel fitted gas hob, built in fan assisted AEG electric oven with overhead extractor hood with stainless steel splash back, integrated automatic washing machine and dryer, concealed gas fired boiler for domestic hot water and central heating, In addition there is an Electrolux integrated dishwasher, fridge and freezer and recessed low voltage lighting to ceiling. In addition there again is Amtico flooring, double glazed window with views over front garden.

#### First Floor

Spacious landing area, power sockets, central heating radiator and double glazed window, smoke alarm and further return spindle stair case giving access to the second floor.

#### Living Room 5.49m x 3.71m (18'0 x 12'2)

An excellent double bedroom, having two double glazed windows to front elevation, TV aerial point, cornice ceiling, central heating radiator and power sockets.

#### Bedroom One 3.45m x 3.35m (11'4 x 11'0)

With built in wardrobes, with inset hanging rail and storage with further additional single wardrobe, cornice ceiling, Amtico flooring, central heating radiator, door opening in to en suite shower room





#### En-Suite Shower Room

With white contemporary suite, low level WC, pedestal wash hand basin, walk in shower cubicle, extractor fan, vanity mirror and Amtico flooring.

#### Second Floor

Double glazed window, central heating radiator, built in store cupboard with additional boiler cupboard and loft hatch.

#### Bedroom Two 3.45m x 3.35m (11'4 x 11'0)

To the rear with fitted quality wardrobes with inset hanging rail and storage, Amtico flooring, en suite shower room.





#### En-Suite Shower Room

With pedestal wash hand basin, tiled surrounds, central heating radiator, extractor fan, low level WC, walk in shower cubicle and vanity mirror.

#### Bedroom Three 3.53m x 2.79m (11'7 x 9'2)

Situated to the front of the property having built in study area with quality units with desk and display shelving, cornice ceiling, Amtico flooring, central heating radiator and power sockets.

#### Bedroom Four 3.12m x 2.67m (10'3 x 8'9)

A good sized single bedroom to the front of the property having a range of fitted quality wardrobes with Amtico flooring and double glazed window.

#### Family Bathroom

With panelled bath with chrome shower attachment, pedestal wash handbasin, low level WC, tiled surrounds, extractor fan and central heating radiator.



**Externally**

Located in the heart of the west end of Darlington, to the front the property is a mature established garden designed for low maintenance. There is also a sizeable driveway allowing off road parking which in turn gives access to single garage.

Garage - With up and over door with power, lighting and side access door.

Rear Garden - The rear garden again has been designed for low maintenance with attractive stone patio with plum slate, attractive decking and also having a unique bespoke garden room with power and lighting.

**Tenure**

Freehold

**Property Details**

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

61 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	88

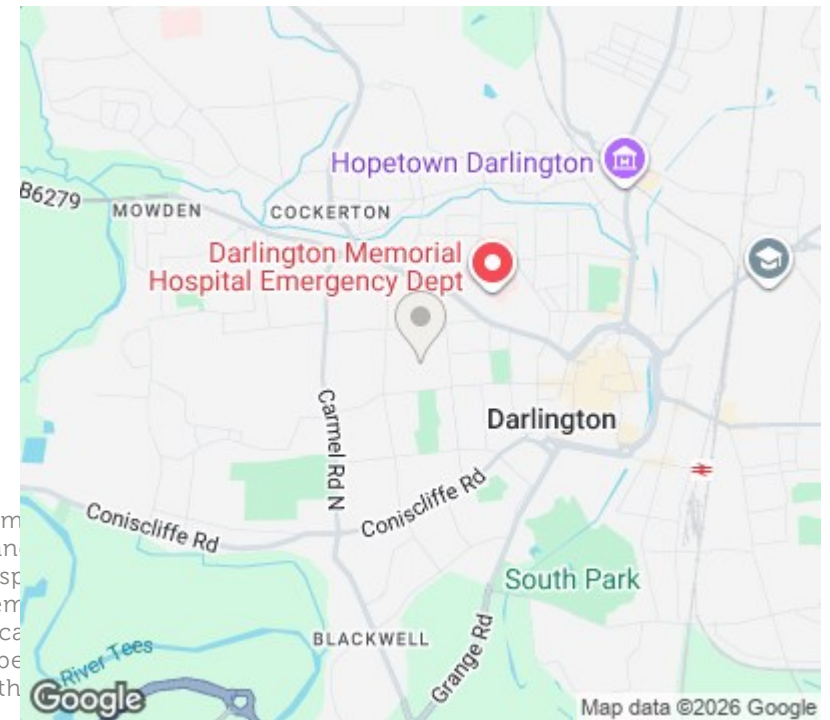
England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

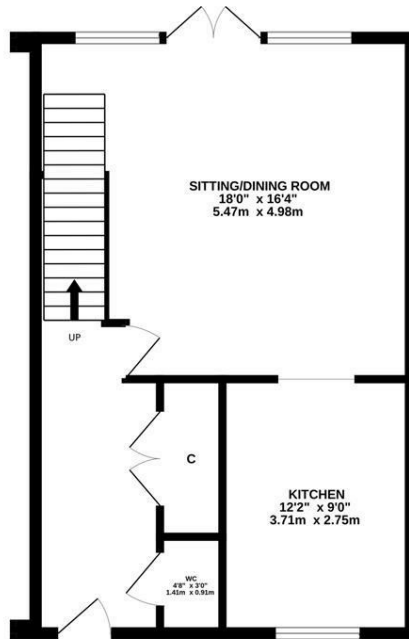
For further information on any points, please contact us, especially fittings other than those mentioned are to be agreed with the tenure of this house



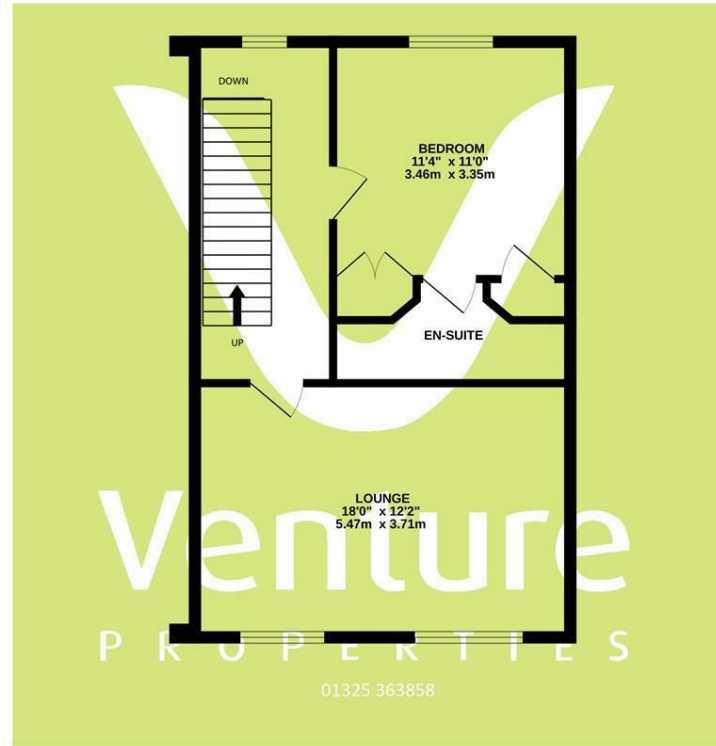


# 60. Glaisdale Court | Darlington

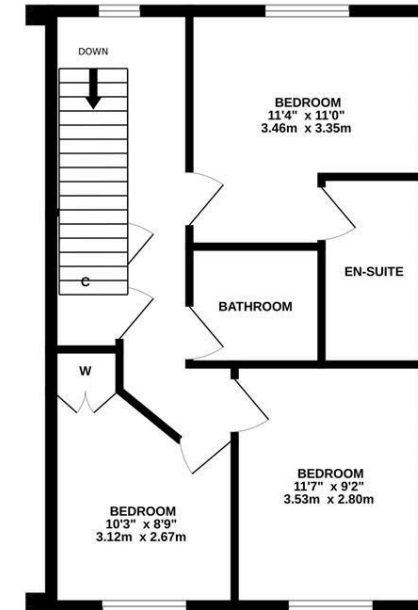
GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

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.