



VENTURE
PLATINUM

St. Annes Gardens | Darlington
£600,000



Located in the charming St. Annes Gardens, Middleton St. George, this delightful bungalow offers a perfect blend of comfort and modern living. Set on an impressive plot of 0.53 acres, the property boasts a spacious layout that is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The bespoke kitchen is a true highlight, designed with both style and functionality in mind, making it a joy for any home cook. The property features three well-proportioned bedrooms, ensuring plenty of room for family or guests.

The modern bathroom is a luxurious touch, complete with a mirrored television, allowing for a unique and enjoyable experience. Additionally, the large conservatory offers stunning views of the garden, creating a serene space to unwind and enjoy the natural surroundings.

For those in need of extra storage or workspace, the large garage is a fantastic feature, complete with a room above and skylights that flood the area with natural light. This versatile space can be adapted to suit various needs, whether it be a workshop, studio, or additional storage.

With its generous outdoor space and thoughtful design, this bungalow is a rare find in the desirable area of Middleton St. George. It presents an excellent opportunity for anyone looking to enjoy a tranquil lifestyle while still being conveniently located near local amenities. Do not miss the chance to make this wonderful property your new home.

Entrance Hall

Lounge 5.13m x 3.89m (16'10 x 12'9)

Dining Room 6.73m x 3.76m (22'1 x 12'4)

Kitchen /Diner 6.20m x 3.35m (20'4 x 11)

Conservatory 7.62m x 3.91m (25 x 12'10)

Bedroom One 4.39m x 3.76m (14'5 x 12'4)

Bedroom Two 5.05m x 3.18m (16'7 x 10'5)

Bedroom Three 3.45m x 3.05m (11'4 x 10)

Bathroom

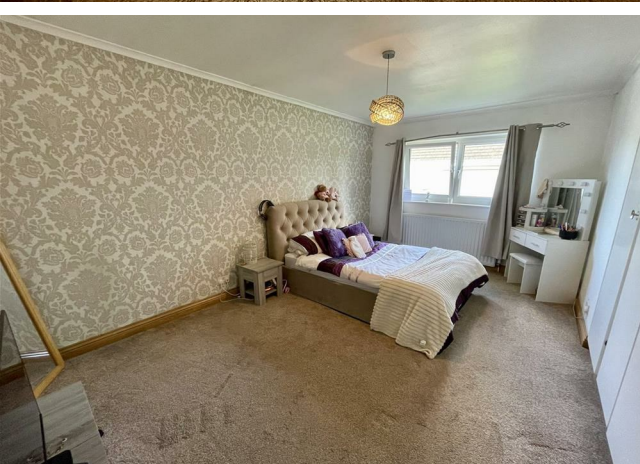
Separate w.c

Lobby

Cloakroom/W.C

Store Room





Store Room

Integral Garage 6.12m x 2.82m (20'1 x 9'3)

Externally

Detached Garage 9.40m x 8.48m (30'10 x 27'10)





Garage Loft Space 30'10 x 27'10

Tenure
Freehold



Property Details

Local Authority: Darlington

Council Tax Band: F

Annual Price: £3,602

Conservation Area No

Flood Risk Very low

Floor Area 1,657 ft 2 / 154 m 2

Plot size 0.53 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Ultrafast

1000 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



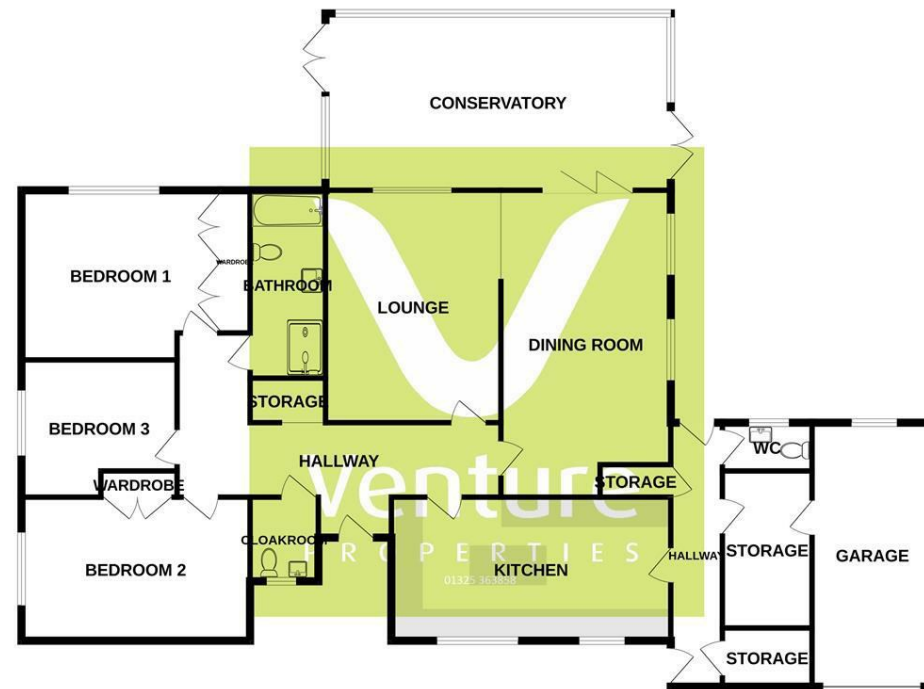






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GROUND FLOOR



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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