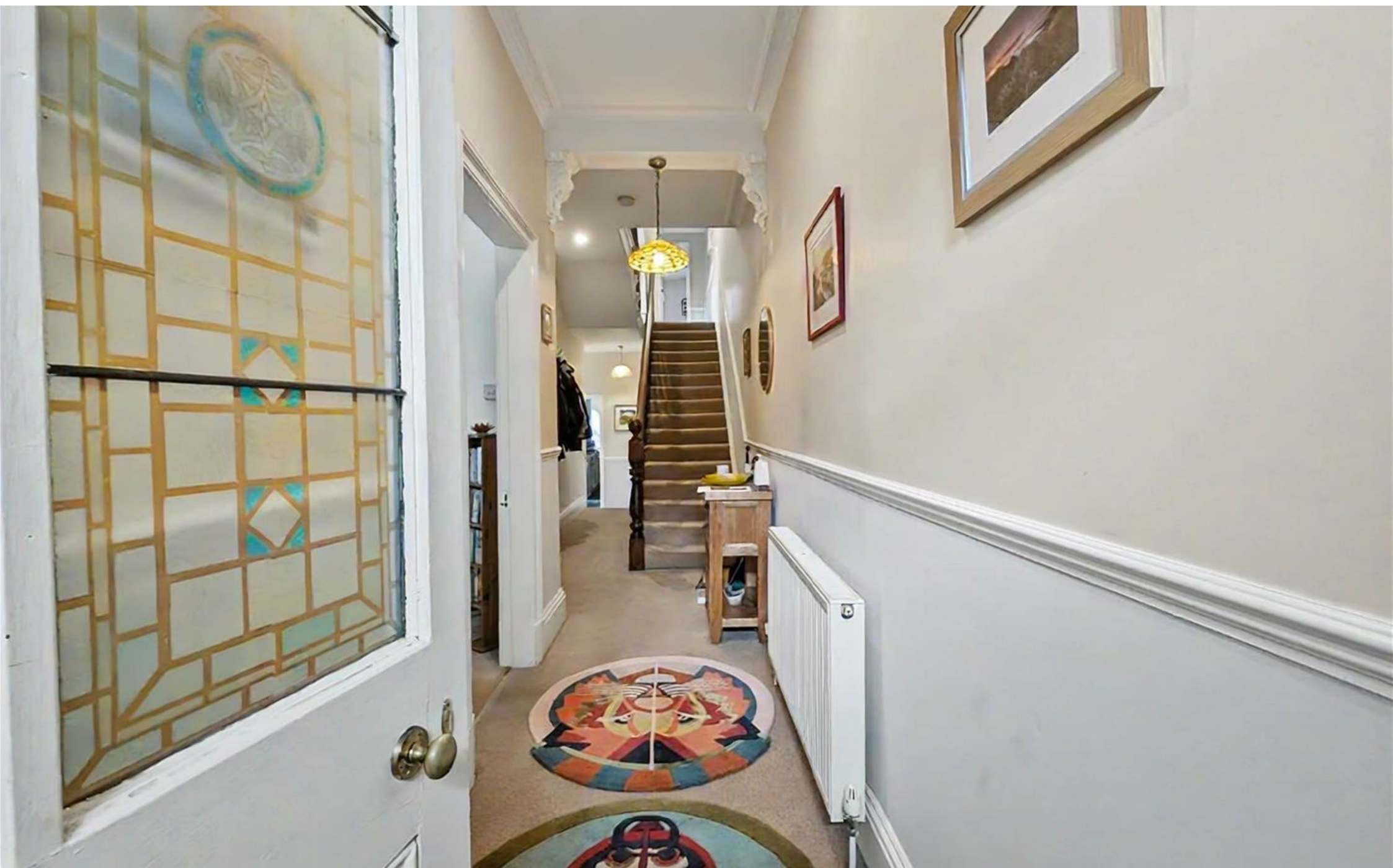




VENTURE
PLATINUM

Vane Terrace | Darlington
Open To Offers £355,000



NO CHAIN VENDORS ARE RELOCATING, SO ARE OPEN TO OFFERS

In the desirable West End of Darlington, this charming five-bedroom, three-storey terraced house on Vane Terrace is a splendid opportunity for families and professionals alike. The property boasts an impressive layout, offering ample space for comfortable living.

As you enter, you will be greeted by original features that add character and charm to the home, including beautiful fireplaces that serve as stunning focal points in the living areas. The generous bedrooms provide a perfect retreat for relaxation, while the three modernised bathrooms ensure convenience for all residents.

The location is particularly appealing, situated close to local parks, reputable schools, colleges and the vibrant town centre, making it an ideal spot for those who appreciate both tranquillity and accessibility. This property truly must be seen to be fully appreciated, as it combines modern living with the elegance of its historical features.

Whether you are looking for a family home or a spacious residence in a sought-after area, this property offers a unique blend of comfort and style with the added bonus of having No Onward Chain, and an added benefit of a recently replaced slate roof still under guarantee do not miss the chance to make this delightful house your new home.

Entrance

Wood door to front with stained glass detail.

Entrance Hall

Inner door to hallway, staircase to first floor landing with storage under and original cornice to ceiling.

Lounge 5.66m x 4.50m (18'7 x 14'9)

Walk in bay window to front, decorative coving to ceiling, feature fireplace with open fire and marble surround, radiator.

Dining Room 4.80m x 34.32m (15'9 x 112'7)

Double doors to rear, decorative coving to ceiling, deep skirtings and radiator. Ample space for a table and chairs.

Kitchen/Diner 8.97m x 3.28m (29'5 x 10'9)

Three double glazed Upvc windows to side, fitted with solid oak, wall, base and drawer units, including breakfast bar with granite worktops and splashbacks. Inglenook recess allowing space for a seven ring Range style stove oven. Integrated eye level microwave, wine cooler fridge, dishwasher, washing machine and tumble dryer. Inset porcelain sink with mixer tap. Space for a fridge freezer, spotlights to ceiling, tiled floor and wall mounted boiler. Semi open aspect with sliding screen door to separate area of the kitchen, which boasts three Velux roof light windows, window to rear and radiator. Allowing access to ground floor cloaks and inner lobby.

Inner Lobby

Astro turf flooring with door to courtyard and rear lane.

Ground Floor Cloaks

Low level w.c, wash hand basin and heated towel rail. Astro turf flooring.

First Floor Landing

With feature stained glass window.

Bedroom One 4.98m x 3.89m (16'4 x 12'9)

Upvc double glazed, dual aspect windows to front, cast iron fireplace in surround with tiled back and hearth. Decorative coving to ceiling and radiator. Access to dressing room.

Dressing Room 4.01m x 1.93m (13'2 x 6'4)

Obscure Upvc double glazed window to front and radiator.

Shower Room

Upvc double glazed obscure window to side, walk in shower cubicle with waterfall and spray, wall mounted wash hand basin in vanity with storage, heated towel rail, fully tiled walls and floor.

Separate W.C

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



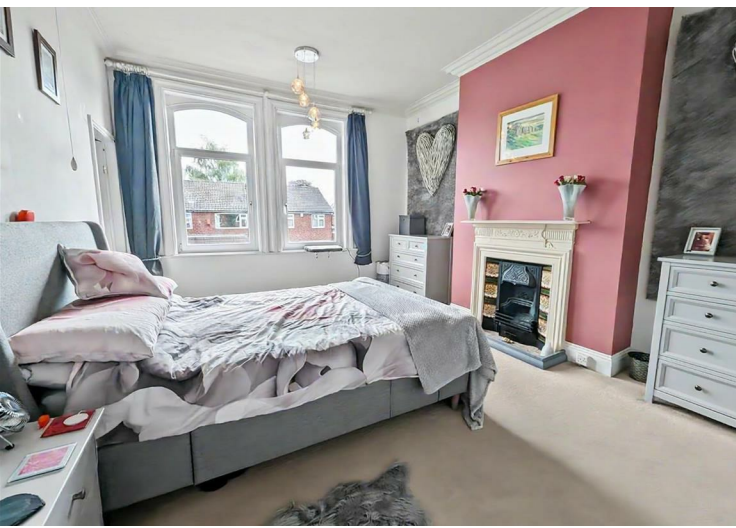
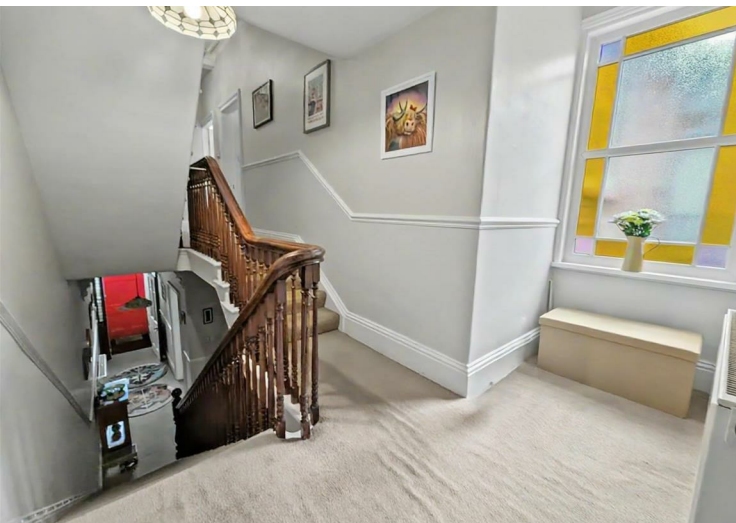


Bedroom Two 4.70m x 3.86m (15'5 x 12'8)
Upvc double glazed window to rear, Original cast iron fireplace and radiator.

Bedroom Three 3.20m x 4.06m (10'6 x 13'4)
Upvc double glazed window to rear, cast iron feature fireplace in surround and radiator.

Second Floor Landing
Velux window and access to loft, separate w.c with storage.





Bedroom Four 3.51m x 3.66m (11'6 x 12'0)

Double bedroom with Velux window, cast iron open fire in surround, storage into eaves and radiator.

Bedroom Five 3.84m x 3.89m (12'7 x 12'9)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to front, panelled bath with shower over and screen, wash hand basin in vanity with storage and heated towel rail. Tiled walls.

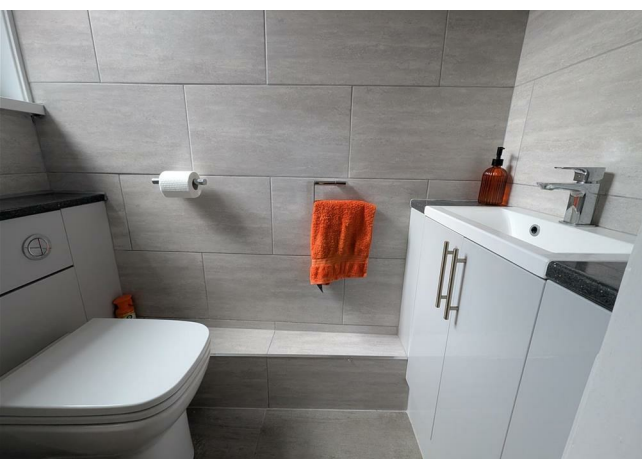
Separate W.C

With low level w.c, wash hand basin in vanity.

Externally

To the front is a courtyard.

To the rear is an enclosed south facing garden with decking area. There is also access to a water tap and electricity point.



Tenure

Property Details

Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area West End
Flood Risk Very low
Floor Area 2,400 ft 2 / 223 m 2
Plot size 0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 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.

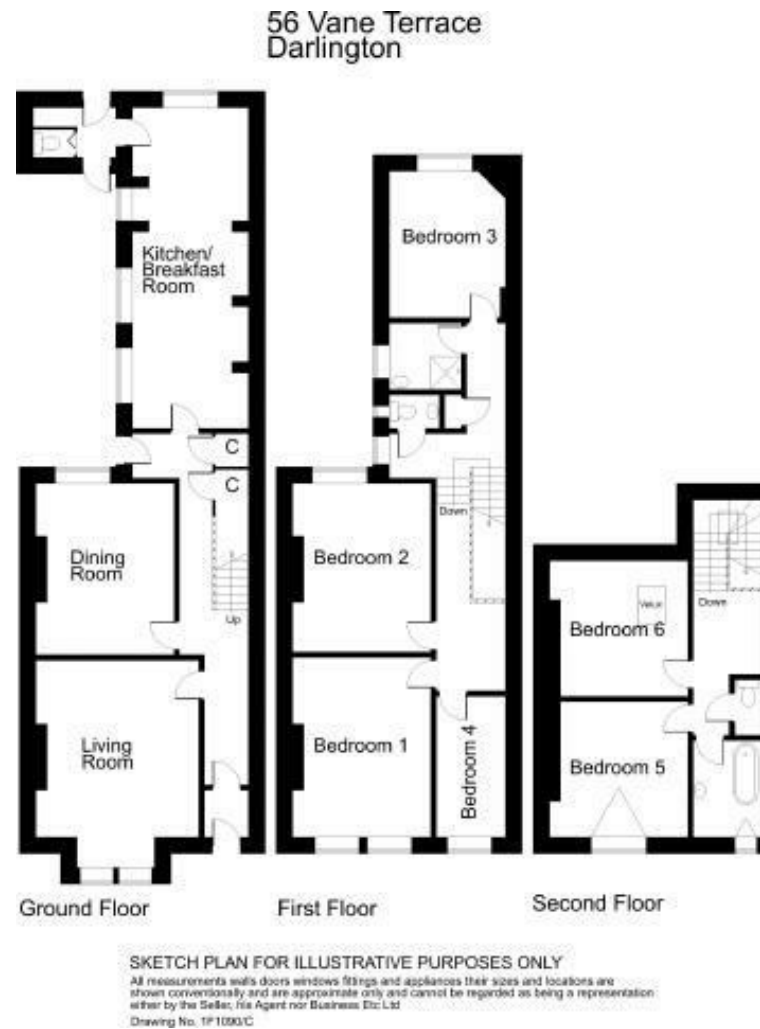








56 Vane Terrace | Darlington



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.