

VENTURE

PLATINUM

Killhope Crescent | Darlington
£273,000



Situated on the desirable Westpark development of Darlington, this immaculately presented three-bedroom detached house offers a perfect blend of modern living and comfort. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

As you enter, you will be greeted by a stunning open-plan kitchen and dining room, designed to be the heart of the home. This area is complemented by a utility room, adding to the practicality of the layout. The house has been thoughtfully upgraded from the initial builders' specification, ensuring a high standard of finish throughout.

The property features three well-proportioned bedrooms, ideal for families or those seeking extra space. With two bathrooms, morning routines will be a breeze, providing convenience for all residents.

Outside, the well-presented rear garden offers a tranquil space for outdoor enjoyment, while the garage and off-street parking for two vehicles add to the property's appeal. The home is neutrally decorated and carpeted, allowing for easy personalisation to suit your style.

This delightful detached house on Killhope Crescent is not just a property; it is a place where you can create lasting memories. With its modern features and excellent location, it is an opportunity not to be missed.

Entrance Hall
With composite door to the front and staircase to the first floor with radiator.

Lounge 4.90m x 3.94m (16'01 x 12'11)
A lovely lounge with a Upvc double glazed bay window to the front, recess into chimney breast with shelving into alcoves and radiator.

Kitchen/Diner 4.90m x 3.99m (16'01 x 13'01)
With a Upvc double glazed window and Double doors to the rear. The kitchen is fitted with a range of Platinum Cranbrook wall, base and drawer units with inset stainless steel sink unit with mixer taps, integrated hob with oven and extractor, integrated dishwasher and fridge freezer, bespoke wall panelling and LVT flooring. Space for table and chairs.

Utility Room
With door to the side, space for washing machine, concealed boiler and radiator.

Ground Floor Cloaks
With a low level w.c. and wash hand basin.

First Floor Landing
A spacious landing with Upvc double glazed window and radiator.

Bedroom One 3.18m x 3.15m (10'5 x 10'4)
With a Upvc double glazed window and radiator.

En-Suite
Double shower cubicle with low level w.c. and wash hand basin, heated towel rail.















Bedroom Two 4.11m x 2.72m (13'6 x 8'11)
With a Upvc double glazed window and radiator. Built in wardrobes.

Bedroom Three 3.02m x 2.13m (9'11 x 7'0)
With a Upvc double glazed window and radiator.







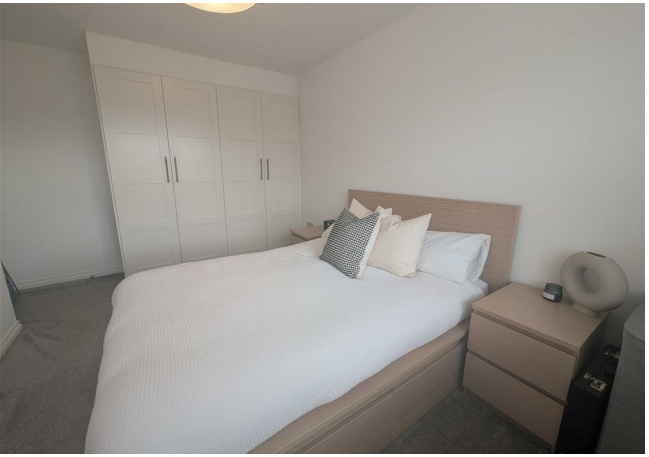


Bathroom
Fitted with a white suite with a panelled bath, low level w.c. and wash hand basin, heated towel rail, wall mirror and part tiled walls.

Externally
There is parking for two vehicles to the front. The rear garden is well maintained and laid to lawn with patio area. The garage has power and light and a pedestrian access door.

Tenure
Freehold







Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,372
Conservation Area No
Flood Risk Very low
Floor Area 1,054 ft 2 / 98 m 2
Plot size 0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky

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.

45 Duke Street, Darlington, County Durham,
DL3 7SD

01325 363858
www.venturepropertiesuk.com