



VENTURE  
PLATINUM

Coniscliffe Road | Darlington  
£310,000



In the highly sought-after West End of Darlington, this charming three-bedroom semi-detached house on Coniscliffe Road offers a delightful blend of original features and modern living. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

The well-proportioned bedrooms are perfect for families or those seeking extra space. Complemented by off-street parking for up to two vehicles, along with a garage, ensures that parking is never a concern.

The gardens to both the front and rear of the property provide a lovely outdoor space for gardening enthusiasts or for children to play. The original features throughout the home add character and charm, making it a unique find in this desirable area.

This property is ideal for those looking to settle in a vibrant community, with local amenities, schools, and parks just a stone's throw away.

Whether you are a first-time buyer or looking to upsize, this semi-detached house presents an excellent opportunity to create a wonderful family home in a prime location.

Don't miss the chance to view this delightful property.

#### **Entrance Hall**

Door to front, staircase to first floor landing with under stairs storage and radiator.

#### **Reception Room One 3.94m x 3.94m (12'11 x 12'11)**

Upvc double glazed bow window to front, gas fire in surround and radiator.

#### **Reception Room Two 3.94m x 4.14m (12'11 x 13'7)**

Gas fire in surround, radiator and French Doors to rear.

#### **Kitchen 4.72m x 2.95m (15'6 x 9'8)**

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, integrated electric hob with extractor over and eye level double oven. There is space for a fridge freezer, washing machine and tumble dryer. Part tiled walls and panelled ceiling. Upvc door to side.

#### **Lobby**

Upvc door to side and access to garage.

#### **Downstairs Cloaks**

Upvc double glazed obscure window to rear and wash hand basin.

#### **First Floor Landing**

Original Stained Glass window to side.

#### **Shower Room**

Upvc double glazed window to rear, walk in double shower, wash hand basin in vanity, heated towel rail and fully tiled walls and floor.

#### **Seperate W.C**

Upvc double glazed obscure window to side, w.c and radiator. Part tiled walls and floor.

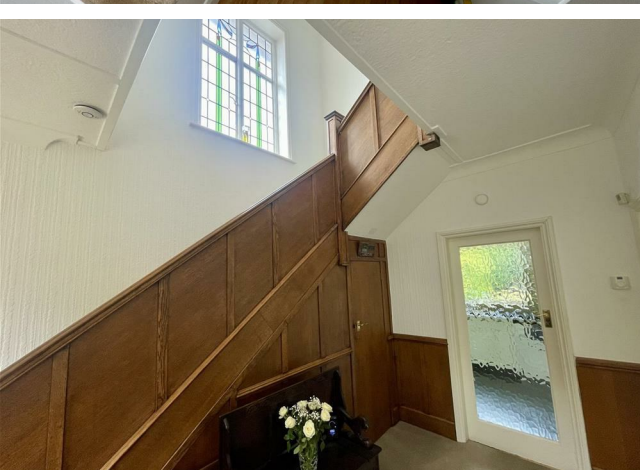
#### **Bedroom One 3.89m x 3.53m (12'9 x 11'7)**

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

#### **Bedroom Two 3.94m x 3.53m (12'11 x 11'7)**

Upvc double glazed window to rear, fitted wardrobes and radiator.





Bedroom Three 2.97m x 2.44m (9'9 x 8')  
Upvc double glazed window to front and radiator.

#### Externally

To the front is mainly laid to lawn with well established shrubs and off street parking. There is also access to the garage.  
To the rear is mainly laid to lawn with patio area and shed.

#### Tenure

Freehold







### Property Details

Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,372

Conservation Area

No

Flood Risk

Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.12 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

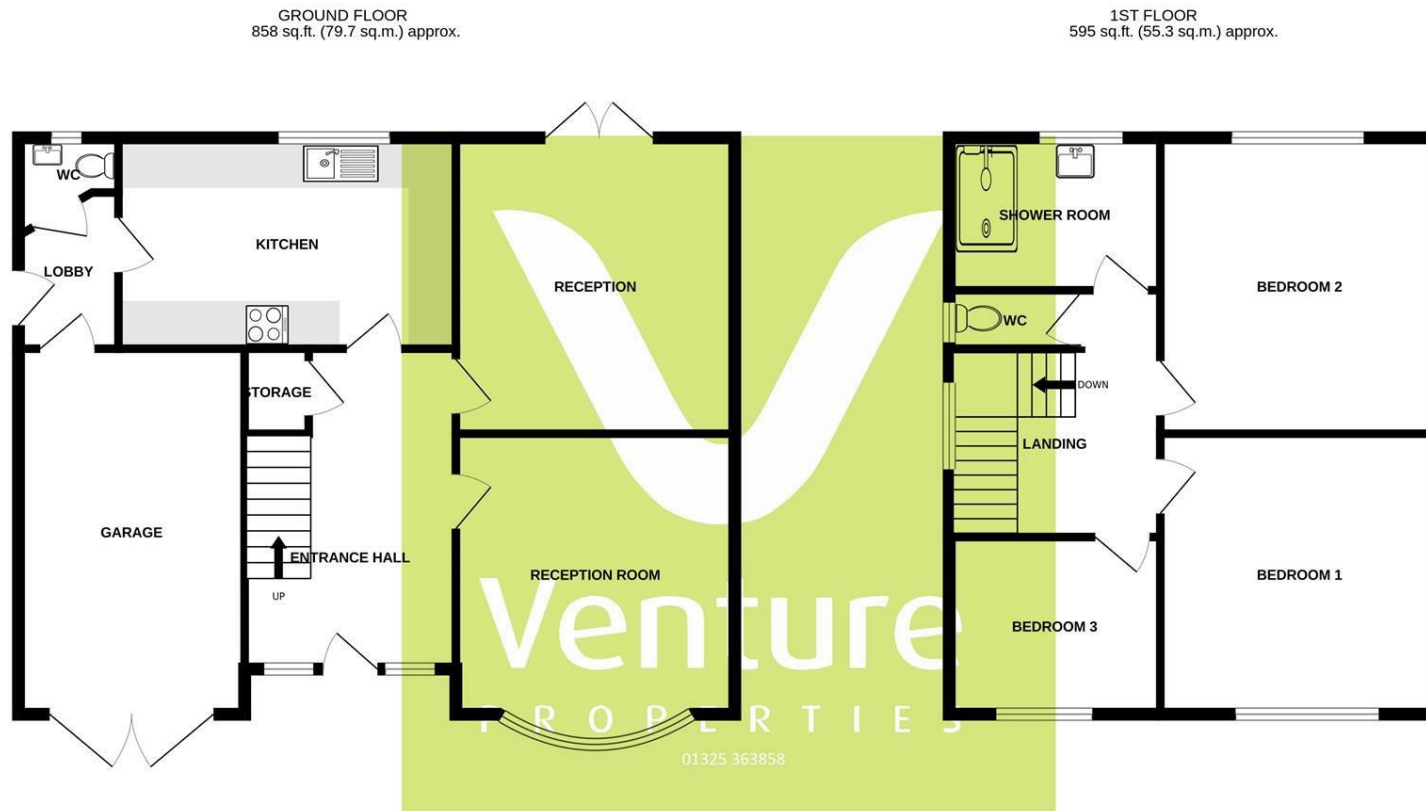
### Note

**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





# 490 Coniscliffe Road | Darlington



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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.

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