



VENTURE
PLATINUM





Superb 3 BEDROOM SEMI DETACHED family home situated in the ever popular Haughton/Springfield location having undergone a recent full programme of refurbishment by the current owner to a high specification, including the installation of a newly fitted kitchen and bathroom. The home has gas central heating with a newly fitted boiler and is also double glazed.

In our opinion, the home must be viewed at the earliest opportunity where the discerning purchaser can not fail to be impressed and is offered with NO CHAIN.

In brief the accommodation comprises of Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms, Bathroom/W,C, Gardens, Driveway. Outhouse, Outside W,C, Garden Store.





Entrance Hallway

Double glazed front door, stairs to the first floor, under stairs cupboard and gas central heating radiator.

Lounge 4.22m x 3.86m (13'10 x 12'8)

Situated to the front with double glazed window, feature fireplace with inset and hearth, gas central heating radiator and door access into:



Dining Kitchen 2.59m x 6.48m max (8'6 x 21'3 max)

Having been refitted to a high specification with a modern range of wall and floor units with contrasting work surfaces, integrated electric oven and hob, overhead extractor unit, integrated dishwasher, fridge and freezer and space for washing machine, double glazed windows to rear elevation, French doors leading out to a stunning rear garden. Rear back door to side.

First Floor

Landing area with double glazed window to side elevation.

Bedroom 1 4.22m x 3.89m (13'10 x 12'9)

Situated to the front being a good double sized room, double glazed window, gas central heating radiator and fitted single robe.

Bedroom 2 3.76m x 2.59m (12'4 x 8'6)

Situated to the rear being a good double room with double glazed window, gas central heating radiator and fitted single robe.

Bedroom 3 2.90m x 2.24m (9'6 x 7'4)

Situated to the front with double glazed window, gas central heating radiator and over-stairs store cupboard.

Bathroom/WC

With a newly fitted suite comprising panelled bath with overhead shower, wash hand basin set within a vanity unit, low level WC, part-tiled walls, double glazed window and modern heated towel rail.

Outside

The home stands on a prime plot having excellent sized gardens both to the front and rear, the rear garden been laid to lawn with borders, shrubbery and patio area, outhouse for storage and outside separate WC. There is also a garden store. To the front, the property has off-street parking and garden.

Council Tax

Band A

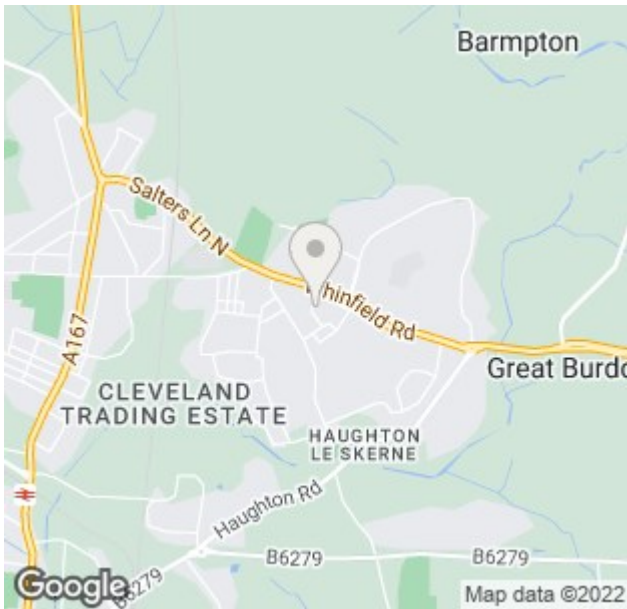
Tenure

This property is freehold

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

7 Wren Avenue | Darlington



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

0125 363858
www.venturepropertiesuk.com