



VENTURE  
PLATINUM

John Fowler Way | Darlington  
Offers In The Region Of £160,000



This immaculately presented two bedroom end terrace mews house, constructed by Bussey and Armstrong, is located within this modern residential development in the West Park area of Darlington.

The property is in ready to move into condition and has been exceptionally well looked after by the current owner and benefits from gas central heating, upvc double glazing, a conservatory, two double bedrooms to the first floor with a family bathroom. There is an easy to maintain garden to the rear and off street parking for two vehicles to the front.

#### **Entrance Hallway**

With composite door to the front, radiator.

#### **Ground Floor WC**

With low level wc,, wash hand basin with extractor fan.

#### **Lounge/Kitchen/Diner 7.87m x 4.19m (25'10 x 13'9)**

Open plan. Upvc double glazed window to the front, sliding doors into the conservatory, radiator.



#### **Kitchen Area**

The kitchen area is fitted with a stylish range of units, contrasting work surfaces, four ring hob, oven and extractor, includes fridge/freezer, and washing machine, stainless steel sink unit with mixer tap, vinyl flooring and radiator.

#### **Lounge Area**

#### **Conservatory 3.02m x 2.95m (9'11 x 9'8)**

With double doors to the side.



#### **First Floor**

Landing.

#### **Bedroom 1 4.19m x 3.33m (13'9 x 10'11)**

Upvc double glazed window to the rear. fitted wardrobes and radiator. and large built in cupboard

#### **Bedroom 2 3.56m x 3.05m (11'8 x 10')**

With upvc double glazed window to the front and radiator.

#### **Bathroom**

Fitted with a suite comprising walk in shower, low level wc, wash hand basin, obscure window to the front, part tiled walls and heated towel rail.

#### **Externally**

There is parking to the front of the property for two vehicles. Side access to the rear garden which is has a pebbled garden with patio and garden shed.

#### **Council Tax**

Band B

#### **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

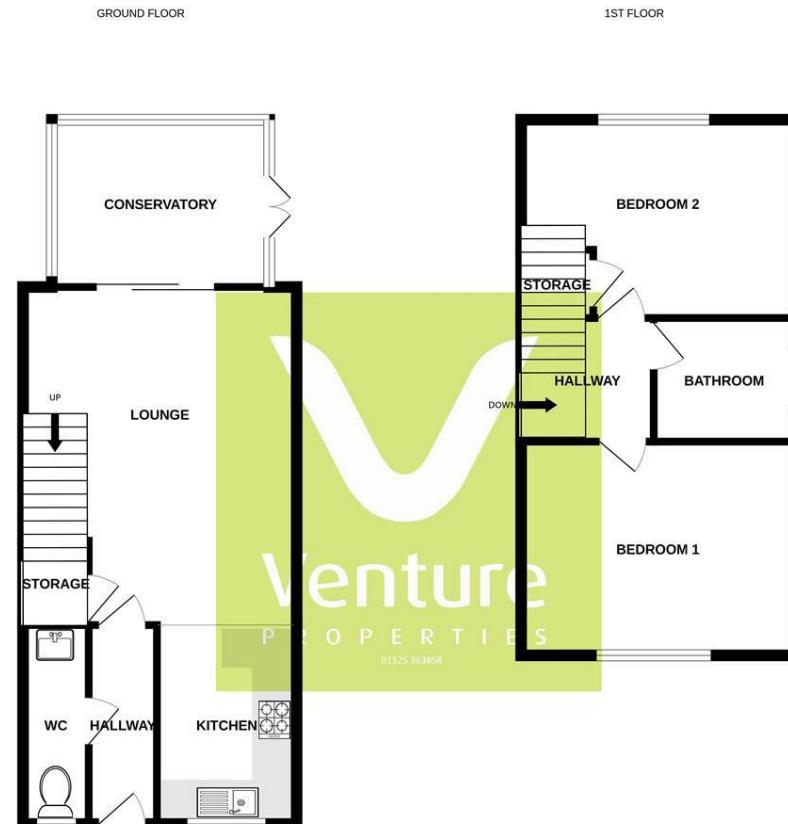








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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

**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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