



VENTURE
PLATINUM

Sans Pareil Square | Darlington
Offers Over £240,000



Nestled in the desirable Sans Pareil Square, Darlington, this charming four-bedroom house offers a perfect blend of comfort and convenience. Ideal for families or those seeking ample space, the property boasts versatile living accommodation that can easily adapt to your lifestyle needs.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The spacious en-suite attached to the main bedroom provides a private retreat, ensuring a touch of luxury in your daily routine. The additional three bedrooms are generously sized, making them perfect for children, guests, or even a home office.

Outside, the property features well-maintained gardens, a driveway, and a garage, providing ample parking and outdoor space for relaxation or entertaining. The location is particularly appealing, situated in the sought-after West Park area, which is known for its community spirit and proximity to local amenities. You will find shops, schools, and parks just a stone's throw away, making daily life convenient and enjoyable.

Moreover, excellent commuting facilities are readily available, ensuring that you can easily access nearby towns and cities. This property is not just a house; it is a home that offers a wonderful lifestyle in a vibrant community. If you are looking for a spacious and versatile four-bedroom home in a prime location, this property is certainly worth considering.

Entrance Hallway

With front door, stairs to the first floor, store cupboard and access to all ground floor rooms.

Snug/Study 3.66m x 2.77m (12'0 x 9'1)

Neat and cosy situated to the front with double glazed windows and gas central heating radiator.

Kitchen/Dining Room 5.31m x 3.51m (17'5 x 11'6)

Situated to the rear with a modern range of wall and floor units with contrasting work surfaces, integrated oven and hob with overhead extractor unit, wall mounted boiler (1 year old), double glazed window, dining area with double glazed french doors leading out to the rear garden.

Downstairs W.C. 1.50m x 2.13m (4'11 x 7'0)

With a low level W,C and wash hand basin.

First Floor

Landing area with access to all first floor rooms.

Lounge 5.33m x 3.48m (17'6 x 11'5)

Situated to the rear overlooking a pleasing aspect with double glazed windows to rear and side elevation, gas central heating radiator and tv aerial point.

Bedroom One 5.33m x 2.74m (17'6 x 9'0)

An excellent sized double bedroom with, double glazed windows to front, gas central heating radiator and access into en-suite.

En-Suite 1.98m x 2.84m (6'6 x 9'4)

A large en-suite with panelled bath, pedestal wash hand basin, low level W,C. Shower set within a cubicle and double glazed window to side elevation.





Second Floor

Landing area with access to all rooms.

Bedroom Two 5.33m x 2.79m (17'6 x 9'2)

A good double bedroom with dressing area, double glazed windows and gas central heating radiator

Bedroom Three 2.49m x 3.56m (8'2 x 11'8)

Situated to the rear with double glazed window and gas central heating radiator.





Bedroom Four 3.12m x 2.49m (10'3 x 8'2)

Situated to the rear with double glazed window and gas central heating radiator.

Bathroom 2.01m x 2.82m (6'7 x 9'3)

With a modern suite comprising panelled bath, pedestal wash hand basin, low level W.C. Shower set within a cubicle and double glazed window to side elevation.

Externally

The home stands in a well regarded area with off street parking to the front leading to a SINGLE GARAGE with up and over door allowing access. To the rear of the home there is a well maintained, south west facing garden of which is laid to lawn with shrubbery and patio area.



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 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 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

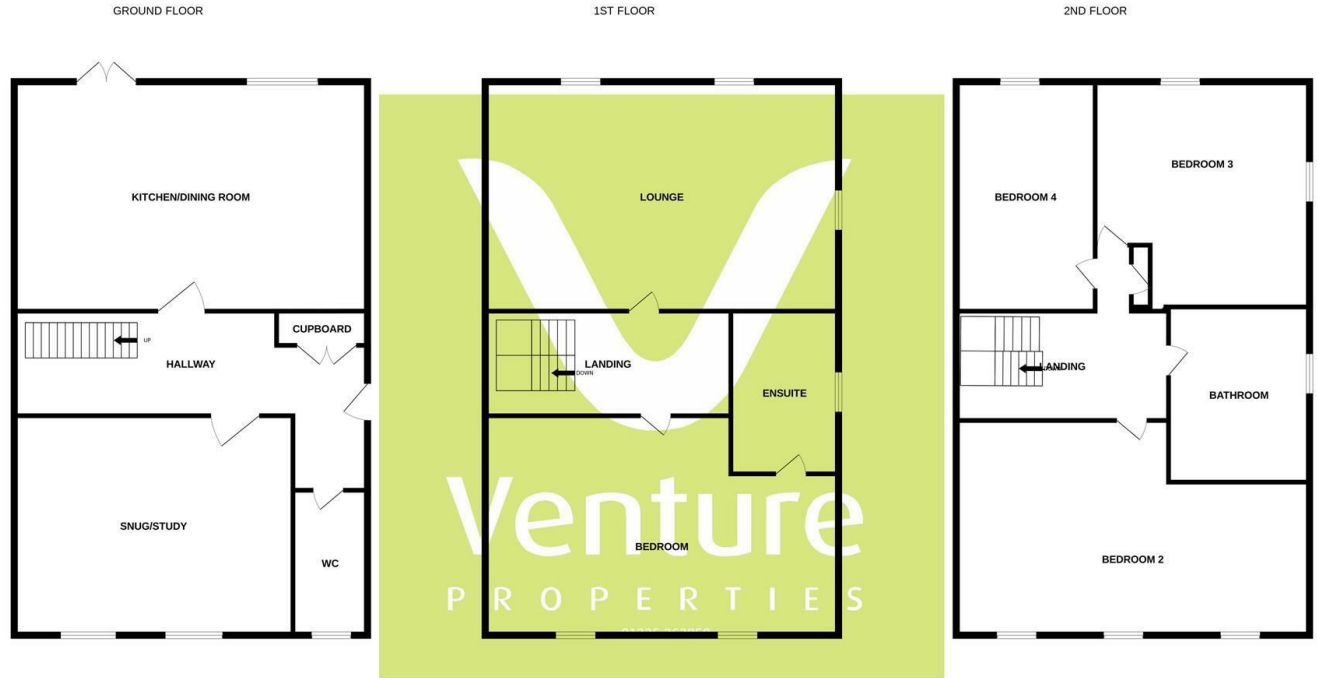




6 Sans Pareil Square | Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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