



VENTURE
PLATINUM

Skerne Studios | Darlington
£295,000



A fantastic and rare opportunity to purchase part of an historic warehouse converted by its current owner into a unique, contemporary and open plan style property, with loads of space for living and storage. Built in 1905 and owned by the Pease family, it was originally part of the Northern Echo printing works and boasts a desirable river view.

The property is now one of five homes within this exclusive development, which has gated access leading into an attractive, communal parking area and garden. To the rear, there is a second gated access with additional off-street parking and small garden. Each property is allocated two parking spaces, with room for visitors.

Internally, the property is fully open plan and would appeal to an artistic/creative/business person, needing plenty of space for work or exercise, as well as comfortable living areas.

Entrance Hall

Ground floor w/c and wash-basin, a large cloaks cupboard, an enclosed utility room, with washing machine, fridge/freezer, plenty of shelving and floor space for step-ladders, etc. There is also under-stair storage housing the underfloor heating manifold, with plenty of space for storage of household equipment, etc.

Open Plan Lounge/Dining Area

Capacious area suitable for comfortable living, with room for a very large dining table for entertaining or work surface for business or creative projects. In addition, there is a Yorkshire, smokeless-zone-compliant log burner, with log storage built outside. Stairs leading to:

Kitchen Area

A well-designed and practical kitchen, with plenty of storage units supplied by Howdens, a peninsular breakfast bar, gas hob and two built-in electric ovens. It also houses a combination, condensing gas boiler, which is serviced annually and has nearly eight years remaining on its guarantee. This supplies gas for the underfloor heating on the ground floor, and radiators on the first floor. External door leading to the rear courtyard

First Floor

Large bathroom with bath, walk-in shower, low-level WC and wash basin with cabinet underneath. There is also built-in shelving for storage and a towel warmer. The bathroom is heated via Devi underfloor electric heating.

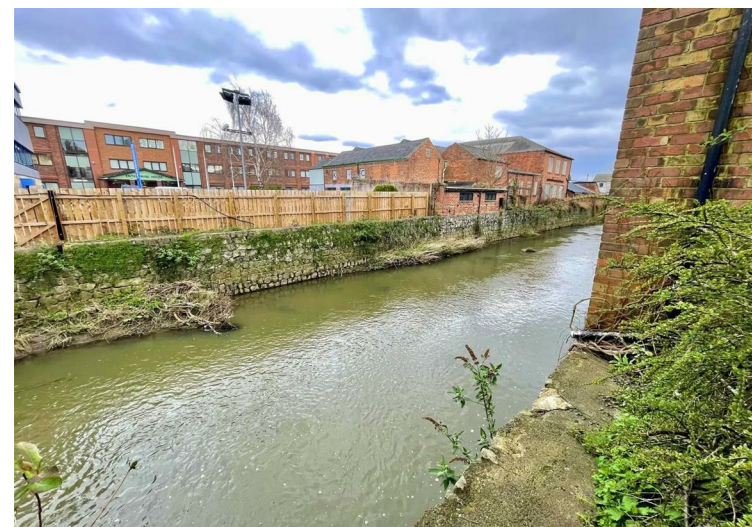
The sizeable open plan area contains a double Bedroom, with wardrobe space for clothes and shoes. Currently, the rest of the first floor is used as an office, exercise and another lounge area. Again, this could be used as a creative space, but also has potential for additional bedrooms/bathrooms.

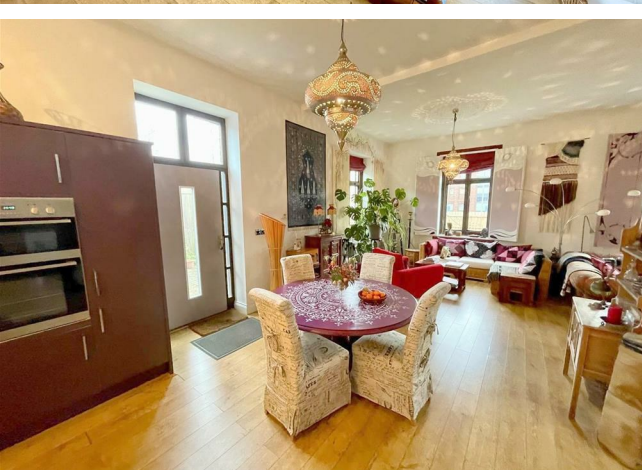
Bedroom Areas / Second Floor

Divided into two loft areas, with ample eaves storage and large Velux windows. One area is used as a second double bedroom, with access via a paddle-tread staircase, with book shelves, etc. The beautiful vaulted ceilings have exposed timber beams and trusses, which is an extremely attractive feature, creating a fresh, airy feel throughout the whole property.

Viewing is highly recommended to fully appreciate the uniqueness of this property, which is close to the town centre, North Road and mainline railway stations, bus routes and the A66 and A1(M).

Bathroom





Second Floor

Externally

Communal informal gardens, with mature trees, plants and wild-life pond.

Currently, external maintenance costs are shared as required, but a quarterly payment into a community bank account of £50 per quarter, per household, is currently being considered.



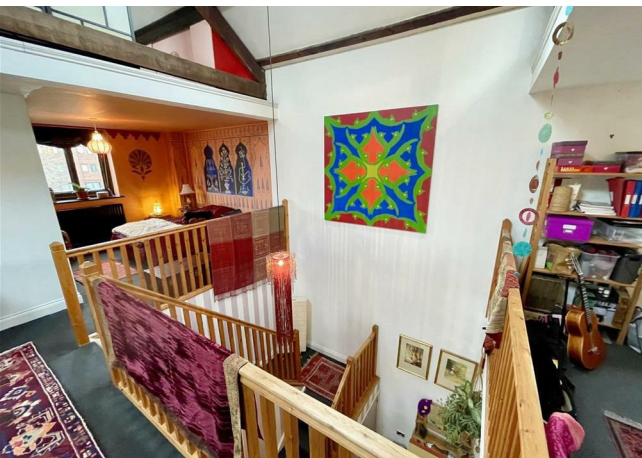


Council Tax
Band B

Tenure
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

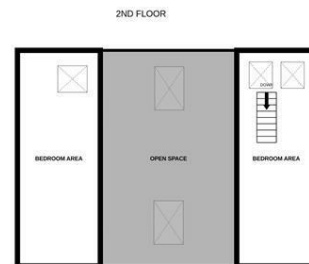


guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of 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. 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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