



VENTURE  
PLATINUM

# Elton Parade | Darlington





This exceptional period town house is situated in the West End of Darlington close to the amenities in the town centre. The accommodation is situated on three floor and is in ready to move into condition. In brief the accommodation comprises: entrance hallway, downstairs cloaks, lounge, refitted kitchen/breakfast room with good quality units and integrated appliances together with a utility area. There are two good sized bedrooms to the first floor and a family bathroom. To the second floor is a further bedroom with en-suite shower room. Externally is a private garden to the front with additional courtyard, larger than average garage and further car parking.

Viewing is highly recommended where the discerning buyer cannot fail to be impressed

#### Entrance Hall

Composite door to the front, radiator, vinyl flooring, staircase to the first floor and under stairs storage cupboard.

#### Lounge 3.96m x 3.35m (13' x 11')

Upvc double glazed bow window to the front, feature fire surround with gas fire, radiator.

#### Downstairs cloaks

Upvc double glazed window to the side, low level wc, wash hand basin and radiator.

#### Kitchen/Breakfast Room

Sitting Area: 16' x 15': Open plan to kitchen with shelving and two radiators.





#### Kitchen Area 4.45m x 3.23m (147 x 107)

Fitted with a modern range of navy blue wall, base and drawer units, marble effect work surfaces, island with sink unit, electric hob, stainless steel extractor, eye level double oven, space for American fridge/freezer, radiator, bi folding doors, large pyramid glass roof light.

#### Utility Area

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, stainless steel sink, integrated dishwasher, space for washer, space for dryer, radiator and extractor.

#### First Floor

Landing. Upvc double glazed windows to the front and side and radiator.

#### Bedroom 1 3.56m x 3.33m (11'8 x 10'11)

UPvc double glazed bow window to the front and radiator.

#### Bedroom 3 3.20m x 3.05m (10'6 x 10')

Upvc double glazed window to the rear, original fireplace and radiator.

#### Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising bath, low level wc, wash hand basin, shower cubicle and part tiled walls.





#### Second Floor

Landing: Upvc double glazed window to the front.

Bedroom 2 4.67m x 4.01m (15'4 x 13'2)

With velux window to the rear and radiator.

#### En-Suite

Upvc double glazed window to the side, fitted with a suite comprising shower cubicle, wash hand basin, low level wc, radiator and part tiled walls.

#### Externally

To the front of the property the garden is mainly laid to lawn with gated side access and private hedging. To the rear the garden is laid to patio with gated access to the rear lane which leads to a double garage with electric roller shutter door and further off street parking

#### Council Tax

Band C

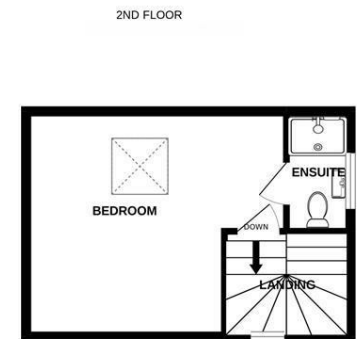
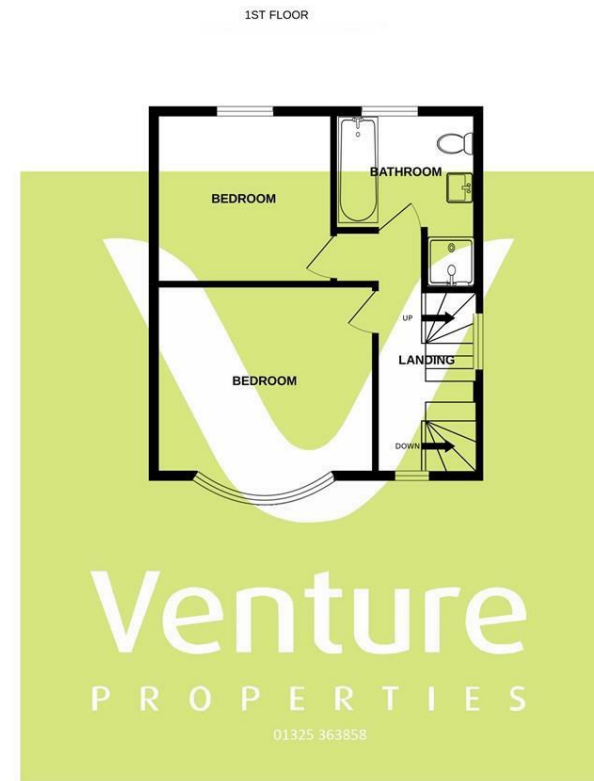
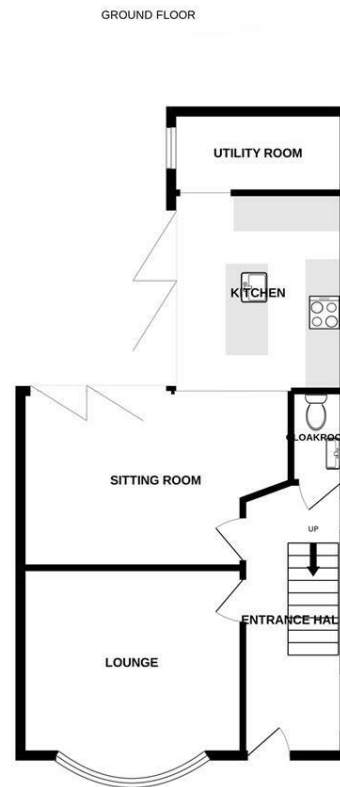
#### Tenure

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

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TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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.

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

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)