



VENTURE
PLATINUM

Greenhills | Darlington
Offers In The Region Of £189,995



A well presented two bedroom, spacious, ground floor apartment situated within this exclusive, purpose-built development on Cleveland Terrace, just a short stroll from Darlington Town Centre and the popular Grange Road/Imperial Quarter offering a selection of bars, cafes and restaurants. The property briefly comprises: reception hallway, lounge/dining room, kitchen, master bedroom with en-suite shower room, bedroom 2 and bathroom. There is a south facing rear garden, side gated access and allocated parking with additional parking with intercom entry.

The apartment is offered to the market with No Onward Chain
We have been made aware that the vendors are in the process of obtaining the freehold

Council Tax: Band C.

Ground Floor

Communal entrance hallway with door opening into ground floor apartment. There is also a separate entrance to the rear of the apartment through french doors.

Reception Hallway

With useful storage cupboard, radiator, intercom camera entry system, ceiling spotlights.

Lounge/Dining Room 3.96m x 5.79m (13' x 19')

Spacious room with double glazed window with views over the rear garden and double glazed french doors, feature pebble effect electric fire, two radiators and opening into kitchen.

Kitchen 2.84m x 2.59m (9'4 x 8'6)

Fitted with a range of maple effect shaker style wall and floor units, contrasting work surfaces, inset one and a half bowl stainless steel sink unit with drainer and mixer tap, concealed boiler, Neff ceramic hob, built in fan assisted oven with overhead extractor hood, brushed stainless steel splash back, integrated fridge/freezer, dishwasher and washer/dryer. Double glazed window with views over rear garden and ceramic tiled flooring.

Bedroom One 5.05m x 3.15m max (16'7 x 10'4 max)

Spacious double bedroom with double glazed french doors opening onto rear garden, radiator, built in wardrobes with hanging and storage.

En-suite

With walk-in corner shower cubicle, semi pedestal wash hand basin with mixer tap, low level wc, tiled surrounds, heated towel rail, extractor fan, ceiling spotlights and tiled flooring.

Bedroom Two 3.45m x 3.35m (11'4 x 11')

A further double bedroom situated to the rear, built in wardrobes with hanging and storage and double glazed window.

Bathroom/WC

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, low level wc, heated chrome towel rail, tiled surrounds, extractor fan and radiator.





Externally

There is a private enclosed south facing rear garden with sun terrace, decking, gravelled area and conifers. There is side gated access, allocated parking and secured additional parking with intercom entry.

Council Tax

Band C





Tenure

This property is leasehold. We have been made aware that the vendors are in the process of obtaining the freehold 125 year Lease from 13/9/2006

Ground Rent: £100 per annum

Service Charges: £1000 per annum

Note

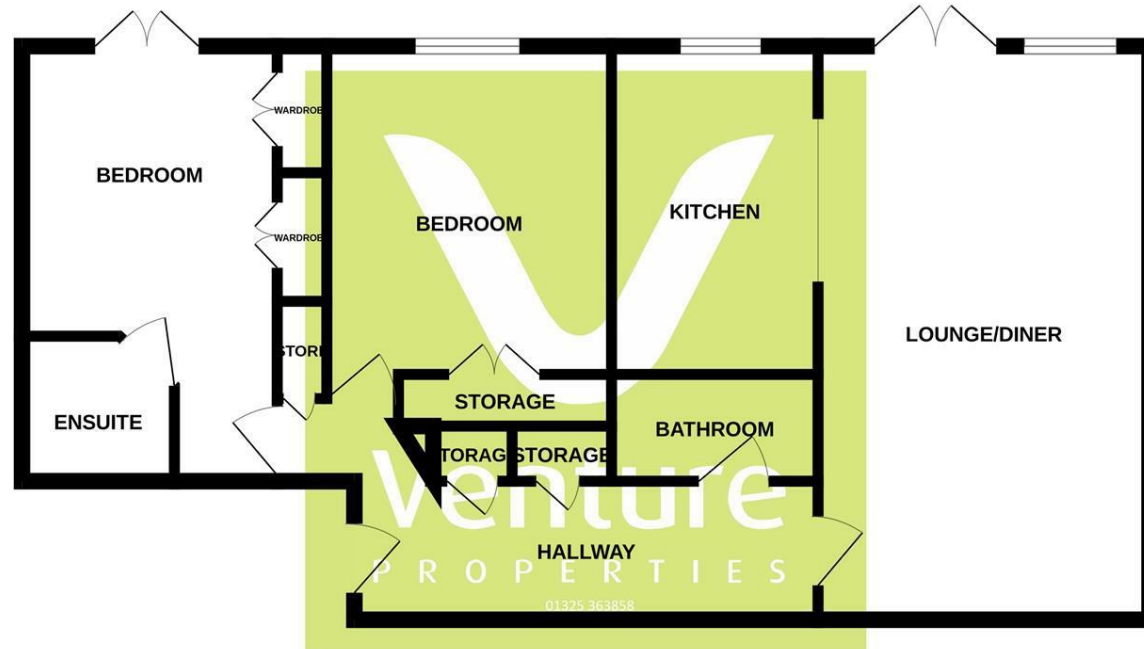
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guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also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



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GROUND FLOOR



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.

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