



VENTURE
PLATINUM

The Fairway | Darlington
£235,000



Nestled in the desirable area of The Fairway, Darlington, this extended four-bedroom semi-detached house presents an exceptional opportunity for families seeking a modern and spacious home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

Recently refurbished to a high standard by the current owners, the house features a newly fitted kitchen and contemporary bathroom suites, ensuring a stylish and comfortable living experience. The thoughtful design and quality finishes throughout the home create an atmosphere of elegance and warmth.

In addition to the generous living space, the property includes a useful garden/office annex to the rear, providing a versatile area that can be adapted to suit your needs, whether as a home office, studio, or additional storage. The large rear garden is a delightful outdoor space, ideal for family gatherings, gardening enthusiasts, or simply enjoying the fresh air.

This semi-detached house combines modern living with the charm of a family home, making it a perfect choice for those looking to settle in a friendly neighbourhood. With its excellent amenities and transport links nearby, this property is not to be missed. Come and experience the comfort and convenience that The Fairway has to offer.

Hallway

With front door, feature flooring, staircase to the first floor and gas central heating radiator.

Lounge 4.165 x 4.168 (13'7" x 13'8")

Situated to the front of the property with feature flooring, gas central heating radiator and double glazed bay window.

Sitting Room 3.526 x 3.882 (11'6" x 12'8")

Situated to the rear of the property with feature flooring medial wall and aspect opening up into the pleasing dining room.

Dining Room 3.216 x 3.008 (10'6" x 9'10")

Situated to the rear of the property with feature flooring, two velux windows and French doors leading out to the rear garden.

Kitchen 3.238 x 2.665 (10'7" x 8'8")

Situated to the rear of the property haven't been refurbished by the current owner to a high specification with a quality range of wall and floor units with contrasting high specification worksurfaces, cooker connection point, double glazed window and feature flooring.

Bathroom 3.949 x 1.949 (12'11" x 6'4")

Situated on the ground floor haven't been refurbished by the current owner to a high specification with fully tiled wall and floors, freestanding curved bath, shower set within a cubicle and double sink situated on a vanity unit.

First Floor

Landing with double glazed window to side elevation and access to all bedrooms.

Bedroom One 3.572 x 3.544 (11'8" x 11'7")

Situated to the front of the property with double glazed window and gas central heating radiator.

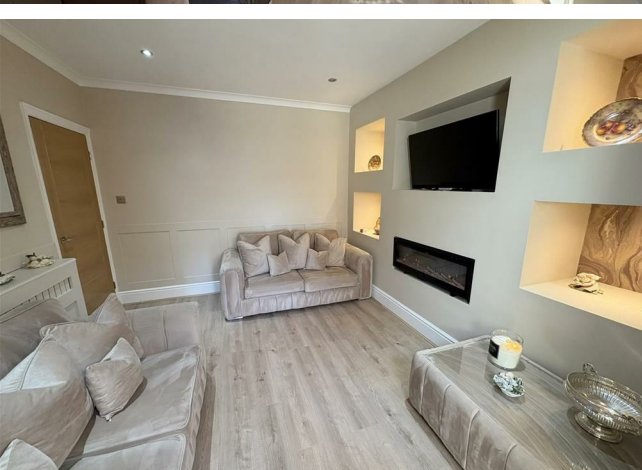
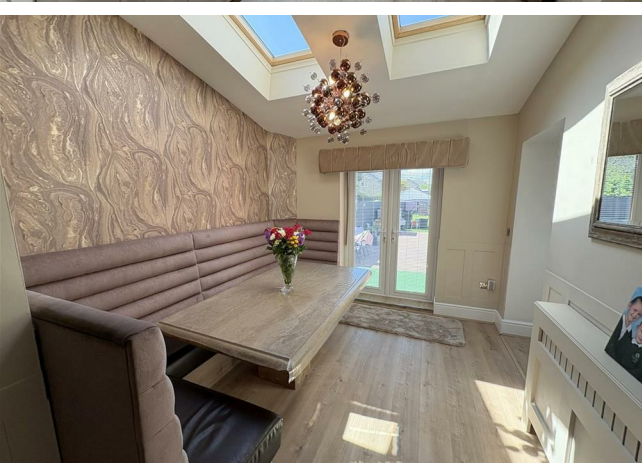
Bedroom Two 3.490 x 3.33 (11'5" x 10'11")

Situated to the front of the property with double glazed window gas central heating radiator and staircase leading to the boarded attic.

Bedroom Three 2.483 x 2.470 (8'1" x 8'1")

Situated to the front of the property with double glazed window and gas central heating radiator.





Bedroom Four 3.858 x 2.535 (12'7" x 8'3")

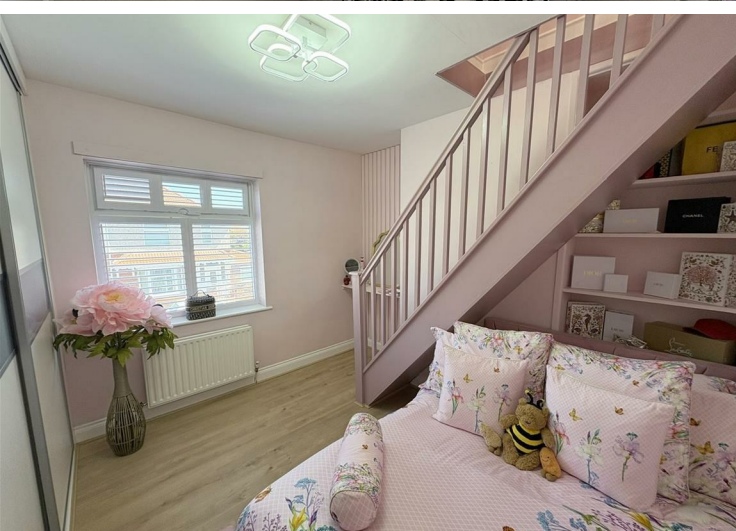
Situated to the rear of the property with double glazed window and gas central heating radiator, access leading to bathroom.

En-Suite

Accessed of bedroom four with a refurbished suite comprising shower within cubicle, low-level WC and wash hand basin.

Second Floor





Attic Room 4.178 x 3.323 (13'8" x 10'10")

Situated within the attic of which has been boarded out with velux windows to side and rear elevation.

Converted Garage/Office Annex 5 x 2.972 (16'4" x 9'9")

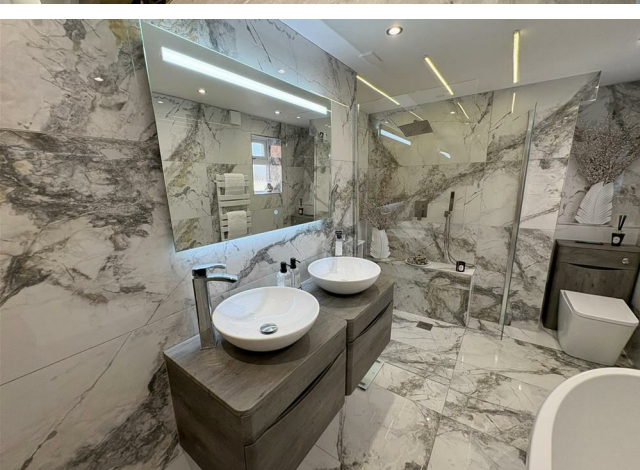
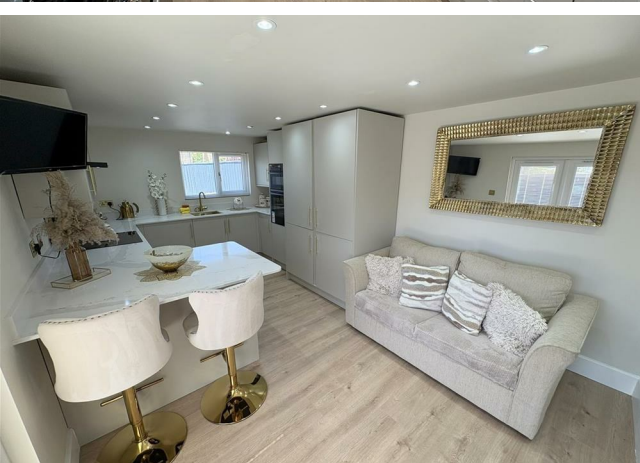
Converted garage which is currently used as a utility with storage having a quality range of wall floor and drawer unit, electric power and door to side.

Externally

The property stands on a prime plot with an excellent sized rear garden of which is mainly laid to lawn to the front of the property offstreet parking can be located.

Tenure

Freehold



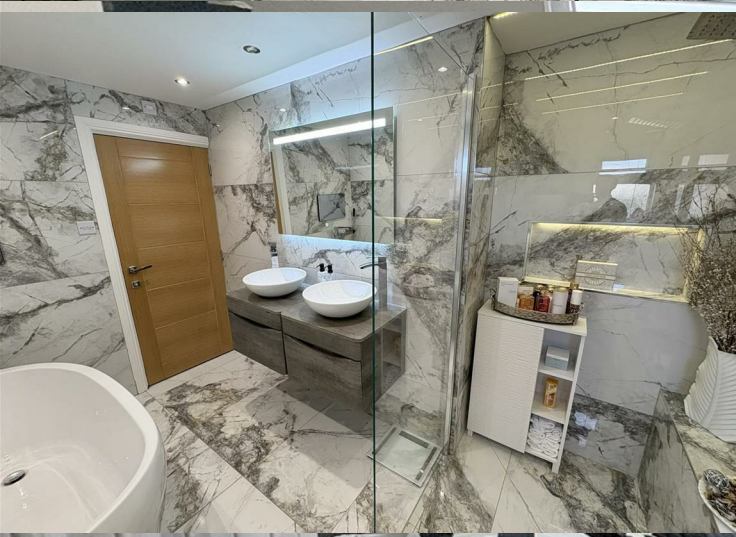
Property Details

Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,845
Conservation Area: No
Flood Risk: Very low
Floor Area: 1,248 ft² / 116 m²
Plot size: 0.10 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
4 Mbps
Superfast
73 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





39 The Fairway | Darlington



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.
Made with Metropix 5/2025

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