



VENTURE  
PLATINUM

School Street | Darlington

£229,950



This immaculately presented three bedroom modern detached property located on a corner position within this sought after development in the Cockerton area of Darlington within close proximity to many amenities in the Village, popular schools, shops, cafe and pharmacies to mention a few.

Constructed by Keepmoat Homes to "The Mulberry" design this home offers well proportioned and versatile living and entertaining both in and outdoors. The property benefits from Hive controlled central heating, security cameras, upvc double glazing, lounge, kitchen/diner and ground floor cloaks. There are three good sized bedrooms to the first floor, the main having an en-suite together with a family bathroom. The property in our opinion would suit a variety of purchasers.

Viewing highly recommended.

**Entrance Hall**

Composite Door

**Downstairs Cloakroom**

Upvc double glazed window to the front, low level w/c, wash hand basin and central heating radiator.

**Lounge 4.47m x 4.01m (14'8 x 13'2)**

Situated to the front with gas central heating radiator, dual aspect double glazed windows one of them being a bay window to the side and understairs storage cupboard.

**Kitchen/ Dining room 4.80m x 3.18m (15'9 x 10'5 )**

With a fitted kitchen having a range of wall, floor and drawer units, integrated fridge freezer, integrated washing machine, 4 ring gas hob and electric oven. UPVC double glazed window and gas central heating radiator.

**First Floor**

Landing

**Bedroom 1 4.11m x 3.10m (13'6 x 10'2)**

Situated to the front With fitted wardrobes, gas central heating radiator and double glazed window,

**EN-Suite**

With walk in shower cubicle, wash hand basin and w.c. Double glazed window and gas central heating radiator.

**Bedroom 2 3.51m x 3.12m (11'6 x 10'3)**

With fitted wardrobes. Gas central heating radiator and dual aspect double glazed window.

**Bedroom 3 2.54m x 1.88m (8'4 x 6'2)**

UPVC double glazed window, gas central heating radiator.

**Bathroom**

Fitted with a modern white suite, comprising panelled bath with shower over and screen, low level w/c, wash hand basin and radiator.





#### Externally

To the front of the property there is a garden that is mainly laid to lawn with off street parking and a single garage that is accessed via electronic roller shutter.

To the rear/side of the property is two large patio areas and a section that is laid to lawn





#### 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

#### Tenure

Freehold

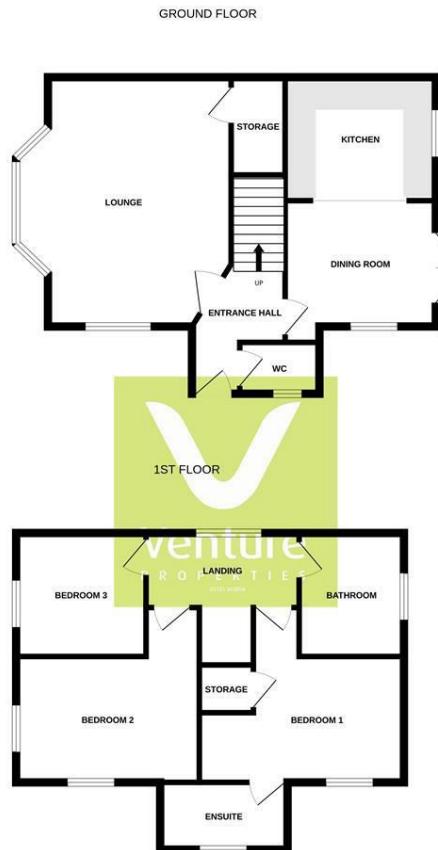
#### Council tax band

Band C





# 23 School Street | 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. The floorplan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

**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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