



VENTURE  
PLATINUM



Northcote Terrace | Darlington  
£170,000





Venture Properties offer this unique property to the market, situated in the heart of the Denes is The Ice Cream Factory offering generous and versatile accommodation over two floors. Steeped in history and full of quirky character this detached property was previously an Ice Cream Factory owned by the well known Mr Horris Hooley

The bespoke accommodation comprises: kitchen/breakfast room, lounge, rear hallway, shower room and bedroom to the ground floor. Two further bedrooms and bathroom to the first floor. There is an enclosed private courtyard accessed via a wooden door benefitting from a garage with roller door and further garage for storage and secure off street parking. The courtyard is easy to maintain with established plants, roses and ivy.

Viewing comes highly recommended.

**Kitchen/Breakfast Room 4.17m x 3.61m (13'8 x 11'10)**

Upvc double glazed windows to the front and stable door to the front, fitted with a range of solid oak wall, base and drawer units, contrasting granite work surfaces, space for fridge/freezer, integrated dishwasher, integrated washing machine, radiator, tiled floor and part tiled walls.

**Lounge 4.37m x 3.58m (14'4 x 11'9)**

Upvc double glazed windows to the side and rear, oak flooring, open plan staircase, beams to ceiling.

**Inner Lobby**

Upvc double glazed window to the side, radiator, laminate flooring.

**Ground Floor Bedroom 2 3.20m x 2.24m (10'6 x 7'4)**

With upvc double glazed window to the side and radiator.

**Ground Floor Shower Room**

Fitted with a suite comprising shower within cubicle, low level wc, wash hand basin, tiled flooring, heated towel rail and fully tiled walls.

**First Floor**

Landing. With velux window to the front.

**Bedroom 1 4.27m x 3.63m (14' x 11'11)**

With upvc double glazed window to the side and velux window to the rear, radiator. Wardrobe with sliding door.

**Dressing Room**

With velux window to the rear, radiator and ceiling spotlights.

**Bedroom 3/Study 3.86m x 1.91m (12'8 x 6'3)**

With window to the front. and velux window to the rear.

**Bathroom**

Fitted with a suite comprising panelled bath with shower over, low level wc, wash hand basin, radiator and part tiled walls.







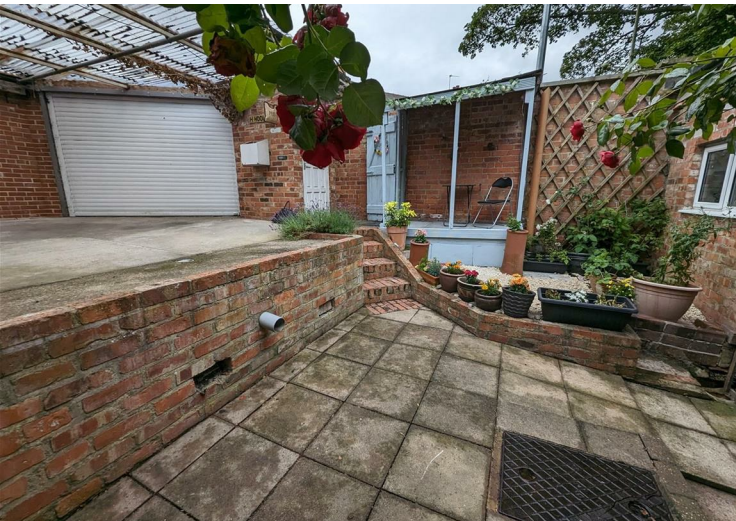
#### Externally

There is an enclosed quiet courtyard accessed through wooden entrance door, mainly paved and has an electric roller door providing off street parking. There is a single garage measuring 16'9 x 14'3 which has an inspection pit, power and light.

There is a further garage with wooden doors and allows extra storage.







**Council Tax**  
Band A

**Tenure**  
This property is freehold

**Note**

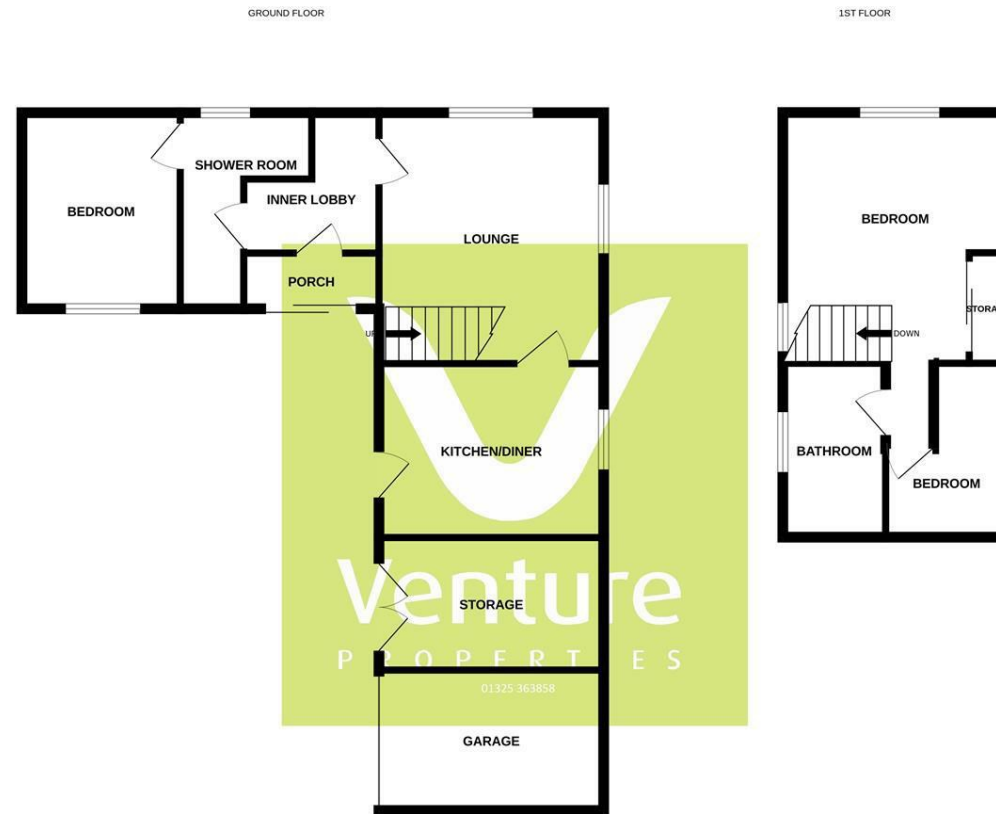
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guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also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





# The Ice Cream Factory Northcote Terrace | 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.

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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