



VENTURE  
PLATINUM

Orchard Road | Darlington  
Offers Over £200,000



We offer this immaculately presented property located in the Cockerton/Denes area of Darlington to the market, having undergone a program of updating and improvements to a high standard and has a modern finish throughout but retains some original features.

The ground floor has a hallway, two good size reception rooms and a newly fitted stylish kitchen with breakfast bar. To the first floor are three bedrooms together with a replaced modern bathroom and a fixed staircase leading to a useable loft space, currently being used as an office, ideal for the home worker.

The property lies within a short stroll to Darlington Memorial Hospital, popular schools and both the Town Centre and the amenities in the local Cockerton Village.

Viewing comes highly recommended.

#### Entrance Hallway

With wooden storm door, attractive tiled flooring and radiator. Staircase to the first floor.

#### Lounge 5.00m x 3.45m (16'05 x 11'04)

UPVC double glazed sash bay window to front, stripped flooring, recess into chimney breast, deep skirting boards and radiator.

#### Dining Room 3.63m x 4.11m (11'11 x 13'06)

Upvc double glazed sash window to the rear, shelving and cupboard and drawers into the alcoves, stripped flooring and vertical radiator.

#### Kitchen 5.82m x 5.18m (19'01 x 17'00)

Two Upvc double glazed sash windows to the side This stunning kitchen is fitted with a range of grey wall, base and drawer units, composite sink unit with mixer taps, deep pan drawers, four ring induction hob with extractor fan and integrated oven, space for washing machine, space for tumble dryer, space for washing machine, vinyl flooring, vertical radiator, concealed Baxi boiler and door to the side.

#### Staircase/Landing

First Floor with access to the loft space.

#### Bedroom One 5.00m x 4.32m (16'05 x 14'02)

UPVC double glazed sash bay window to the front and window to front, stripped flooring and two double fitted wardrobes.

#### Bedroom Two 2.87m x 4.11m (9'05 x 13'06)

Upvc double glazed sash window to the rear, radiator and cast iron fire place

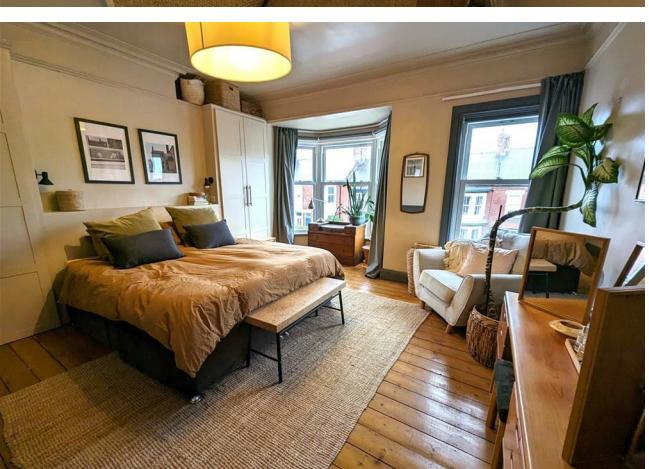
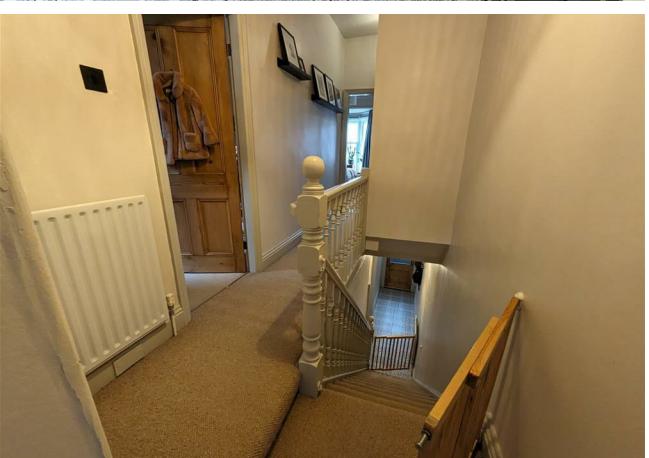
#### Bedroom Three 2.72m x 2.57m (8'11 x 8'05)

Upvc double glazed sash window to rear and radiator.

#### Family Bathroom

Upvc double glazed sash window to side. The bathroom has been refitted with a modern suite comprising panelled bath with waterfall head shower, spray attachment and concertina screen, low level WC, wash hand basin in vanity and heated towel rail, vinyl flooring.





#### Attic Room 3.48m x 5.26m (11'05 x 17'03)

With a fixed staircase with Velux windows to the front and rear complete with black out blinds, tubular radiator and ceiling spotlights.

#### Externally

There is a forecourt to the front of the property and an enclosed courtyard to the rear with timber bin storage, outside water supply, decked area for seating and gated access to the rear services lane.





#### Council Tax Band

Band B

#### Tenure

#### Note

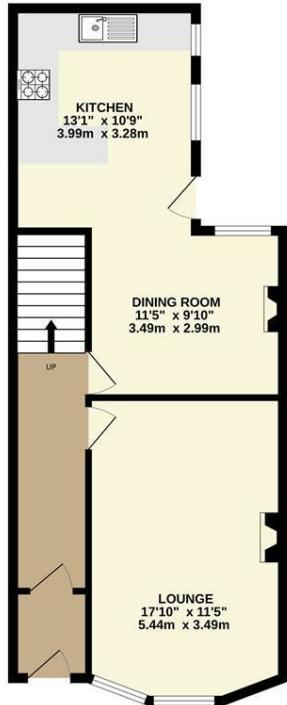
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



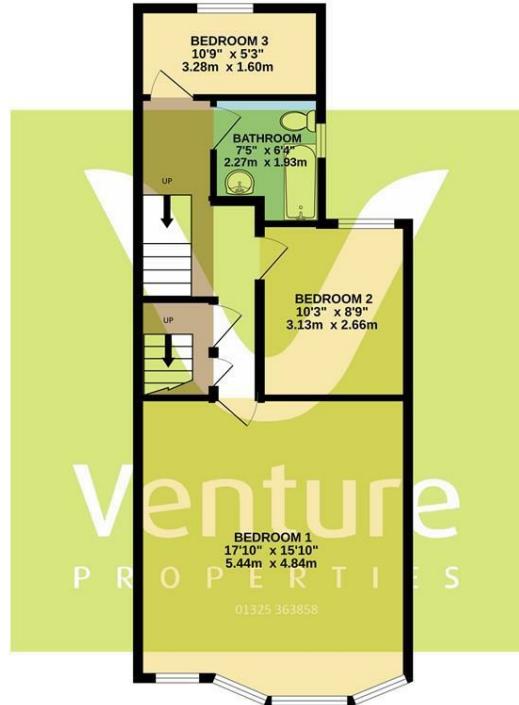


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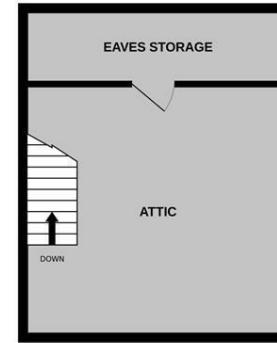
GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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 illustration 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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