



VENTURE  
PLATINUM

Cleveland Avenue | Darlington  
Offers In The Region Of £595,000



An impressive and exceptionally spacious five bedroom detached residence, ideally positioned within the highly sought-after West End. Homes of this calibre and setting rarely become available, making this a truly outstanding opportunity for discerning purchasers seeking both quality and location.

This elegant home offers an abundance of well-balanced and versatile living accommodation, thoughtfully arranged to suit the needs of modern family life. Internally, the property features three generously proportioned reception rooms, providing ample space for relaxation, formal entertaining, and flexible use such as a home office, playroom, or snug. The layout flows effortlessly, creating a warm and inviting atmosphere throughout.

The property occupies a substantial, beautifully landscaped plot, offering a wonderful sense of privacy and outdoor enjoyment. The gardens have been carefully maintained, with a combination of lawned areas and planted borders, making them ideal for both family use and outdoor entertaining during the warmer months.

Conveniently located, the home benefits from close proximity to an excellent range of local amenities, including shops, cafes, and transport links. It is also within easy reach of a selection of highly regarded schools, further enhancing its appeal to families.

Additional features include well-maintained front and large rear gardens, a sweeping driveway allowing car parking for 3/4 cars of which leads to a garage providing secure parking or additional storage, and the significant advantage of no onward chain, ensuring a smoother and more straightforward purchasing process.

Overall, this is a rare opportunity to acquire a substantial and beautifully presented family home in one of the area's most desirable locations.

#### Entrance Vestibule

With storm door leading into

#### Hallway

With stairs to the first floor.

#### Lounge 4.60m x 5.05m (15'1 x 16'7)

A large room situated to the front of the home.

#### Sitting Room 4.57m x 4.78m (15'0 x 15'8)

A cosy large room situated to the rear.

#### Dining Room 3.10m x 4.83m (10'2 x 15'10)

A well appointed formal dining room situated to the front of the property

#### Kitchen 3.20m x 4.22m (10'6 x 13'10)

A well equipped kitchen situated to the rear with a range of wall and floor units, cooking facilities and rear back door access.

#### W.C 1.98m x 1.27m (6'6 x 4'2)

With a low level W,C and wash hand basin.

#### First Floor

Spacious landing with airing cupboard.





**Bedroom 1** 4.67m x 5.28m (15'4 x 17'4)

A good double bedroom with a window to the front and side elevation.

**Bedroom 2** 4.67m x 4.09m (15'4 x 13'5)

Another double bedroom situated over looking the pleasing landscaped garden.





**Bedroom 3** 3.15m x 3.07m (10'4 x 10'1)  
Situ. to the rear.

**Bedroom 4** 3.18m x 3.12m (10'5 x 10'3)  
Situ. to the rear.

**Bedroom 5** 2.69m x 2.29m (8'10 x 7'6)  
Situ. to the front.

**Bathroom** 1.98m x 3.10m (6'6 x 10'2)  
With a spacious suite comprising a panelled bath, pedestal wash hand basin, low-level WC, and walk-in shower.

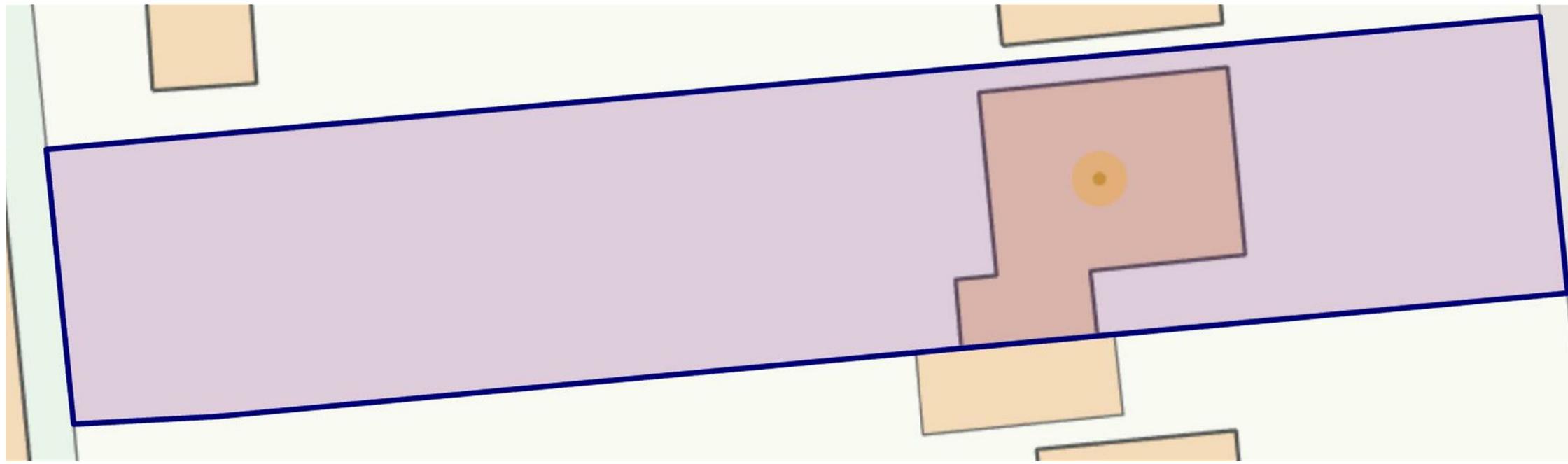


Outside:  
The home stands on a prime plot with a level frontage, with a sweeping driveway allowing parking for 3/4 cars, leading to a single garage, and a rear of the property there is a large well-cared for garden, which is mainly laid to lawn, with shrubbery.

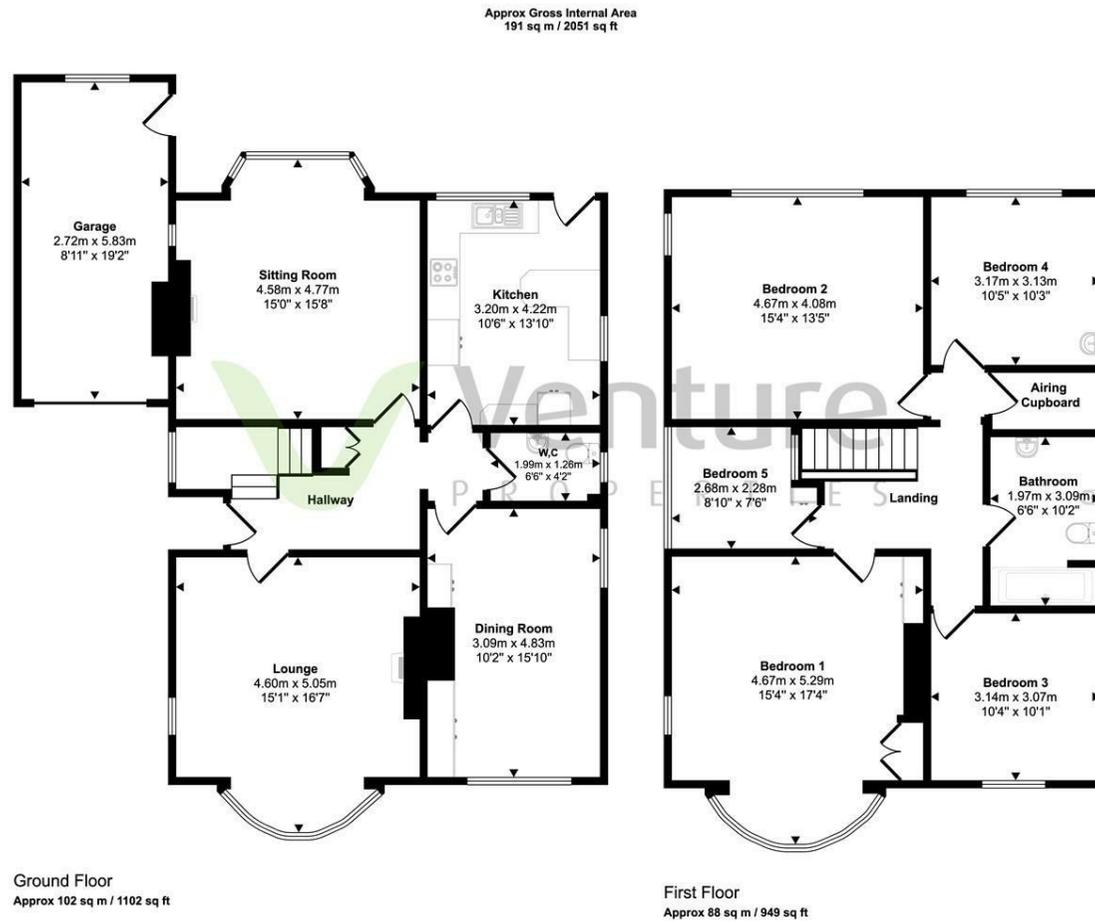
Property Info:  
Local Authority:  
Darlington  
Council Tax:  
Band:  
F  
Annual Price:  
£3,426  
Conservation Area:  
West End  
Road No:  
Very Low

Floor Area:  
2,034 ft<sup>2</sup> / 189 m<sup>2</sup>  
Plot size:  
0.23 acres  
Mobile coverage:  
EE  
Vodafone  
Three  
O2  
Broadband:  
Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability:  
BT - Yes  
Sky - Yes  
Virgin - Yes





# 59 Cleveland Avenue | Darlington



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.