



VENTURE
PLATINUM

Cobden Street | Darlington
Offers In The Region Of £375,000



Venture Properties are delighted to offer to the market this exceptional detached house, Flora House, Cobden Street in Darlington within easy reach of many amenities including the Mainline Railway Station, Retail Parks and Schools. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

Having been lovingly updated and refurbished to a high standard, this house exudes modern elegance and style. The large plot not only provides plenty of parking space but also features a newly built garage, adding convenience to your lifestyle.

This property must be seen in person to be fully appreciated. Whether you're looking for a family home or a place to entertain guests, this house caters to a variety of needs and preferences.

Located in the sought-after Eastbourne area, this residence offers a perfect blend of tranquillity and accessibility. Don't miss out on the opportunity to make this stunning property your own.

Entrance Porch

Fitted with Wood Storm Door.

Hallway

Part panelled walls, stairs to first floor with storage under and radiator.

Lounge 4.57m x 4.39m (15'00 x 14'05)

Upvc double glazed bow window to front, deep coving to ceiling, feature fireplace with gas fire and two radiators.

Lounge/Reception Room Two 5.56m x 4.42m (18'03 x 14'06)

Two upvc double glazed windows to front, deep coving to ceiling, feature fireplace with inset gas fire and two radiators.

Utility Room 3.38m x 2.64m (11'01 x 8'08)

Upvc double glazed window to rear, and door to rear. Fitted with cream wall, base and drawer units, inset granite sink unit with mixer tap. There is a concealed hot water tank, boiler and integrated freezer.

Kitchen/Diner 3.38m x 4.75m (11'01 x 15'07)

Upvc double glazed window and double doors to rear. Fitted with cream wall, base and drawer units with contrasting granite work surfaces and a feature back lit glazed display cabinet. There is a Rangemaster cooker/oven with extractor over, inset sink with mixer tap and an integrated fridge and dishwasher.

First Floor Landing

With Upvc double glazed window to rear and radiator.

Bedroom One 4.60m x 3.81m (15'01 x 12'06)

Upvc double glazed window to front, deep coving and spotlights to ceiling and radiator.

En-Suite

Fitted with double walk in shower, low level w.c and wash hand basin. Heated towel rail, fully tiled walls and spotlights to ceiling.

Bedroom Two 4.27m x 4.60m (14'00 x 15'01)

Upvc double glazed window to front, deep coving and spotlights to ceiling and radiator.

Bedroom Three 3.10m x 2.57m (10'02 x 8'05)

Upvc double glazed window to rear, deep coving and spotlights to ceiling.





Bedroom Four 3.53m x 2.16m (11'07 x 7'01)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed window to rear, fitted with feature raised, step up bath, with walk in shower, waterfall and spray. Low level w.c, wash hand basin in vanity and fully tiled walls and floor.





Externally

To the front there is a gated forecourt and two side entrances which lead to the rear of the property. To the rear there is a spacious, enclosed concrete yard with access to a larger than average garage.

Council Tax

Band C

Tenure

Freehold



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

Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,776 ft 2 / 165 m 2

Plot size

0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

43 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky





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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.
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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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