



VENTURE  
PLATINUM



Westbrook Villas | Darlington  
£275,000





This extensive five bedroomed property spread over four floors has undergone a series of improvements by the current owner whilst retaining many original Victorian features. The property offers spacious family accommodation with large gardens and a garage .

Westbrook Villas is located in a Conservation Area in the popular Denes area of Darlington. The property benefits from gas central heating, two reception rooms, further large basement room, five bedrooms and large kitchen.

In brief the property comprises : Entrance Porch/Hallway, Lounge, Dining Room, Kitchen/Diner, Basement/Utility Room, Four Bedrooms and Family Bathroom to First Floor and Second Floor Attic Room. Garden to Front, Garden to rear and Garage to Rear.

#### Entrance Vestibule

Single glazed door to entrance porch, single glazed decorative window and Minton decorative floor tiles.

#### Entrance Hallway

With white wooden internal door with glass inset, original Victorian tiled flooring, radiator, original cornice to ceiling, doorway down to basement and staircase to the first floor.

#### Lounge 5.33m x 4.65m (17'6 x 15'3)

Situated to the front. With original sash bay window, decorative cornice to ceiling, picture rail, original ceiling rose, Victorian style cast iron fireplace with open grate with feature mirror above.

#### Sitting Room/Dining Room 4.95m x 4.04m (16'3 x 13'3)

Situated to the rear. With wooden french doors, coving to ceiling, ceiling rose.

#### Kitchen/Breakfast Room 9.55m x 3.53m (31'4 x 11'7)

With windows to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for cooker, space for freezer, space for washer, stainless steel sink, radiator, integrated fridge, vinyl flooring.

#### Lobby

With door to the side

#### Downstairs Cloaks

With low level wc, wash hand basin.

#### Basement

Accessed via stairs from the hallway. With tiled flooring, french door to front, double radiators, feature inset to chimney breast and utility room with window, sink and radiator.

#### First Floor

Landing. Fixed staircase to the second floor.

#### Bedroom 1 4.60m x 4.06m (15'1 x 13'4)

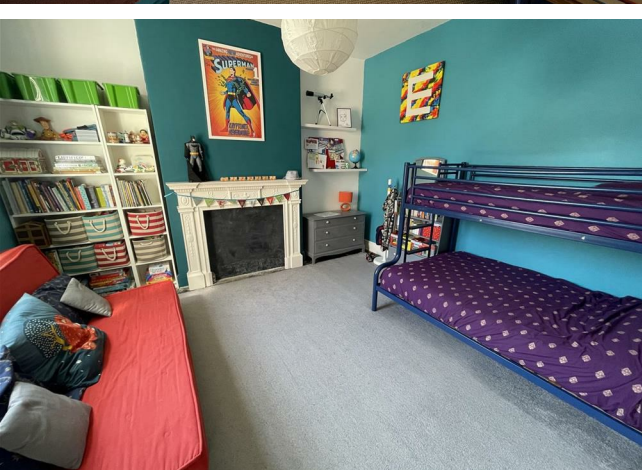
Situated to the front. With double sash windows, decorative cornice, ceiling rose, radiator.

#### Bedroom 2 4.19m x 4.04m (13'9 x 13'3)

Situated to the rear. With window, radiator.







**Bedroom 3 3.38m x 3.28m (11'1 x 10'9)**

Situated to the rear. With window, radiator, exposed wooden flooring.

**Bedroom 4 3.53m x 2.06m (11'7 x 6'9)**

Situated to the front. With sash window, decorative coving, ceiling rose, radiator.







#### Bathroom

With original sash window to the side, fitted with a suite comprising bath, separate shower, wash hand basin, tiled flooring, part tiled walls and heated towel rail

#### Separate WC

With low level wc, tiled flooring, stained glass window to the side, wash hand basin.

#### Second Floor

Accessed via a fixed staircase from the first floor landing.

#### Attic Room

With upvc double glazed window to the side, velux window to the rear, skylight to the front and storage cupboard.





#### Externally

To the rear of the property is a large walled garden and garage.

To the front of the property is an enclosed garden laid to lawn with additional spacious garden directly opposite the property across access road. There is also gated side access to the rear garden.

#### Council Tax

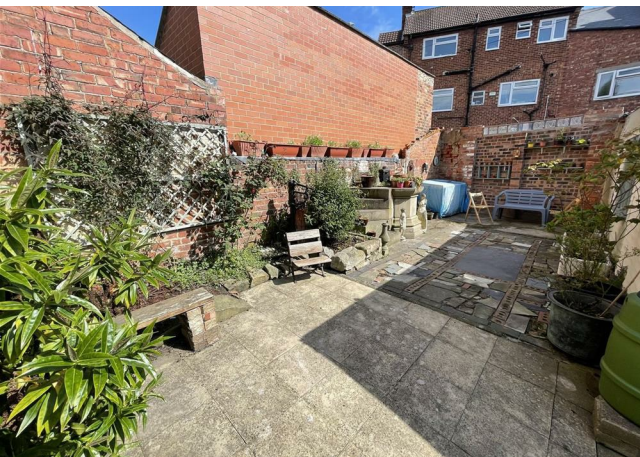
Band B

#### Tenure

This property is 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









# 19 Westbrook Villas | 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.  
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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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