



VENTURE
PLATINUM

Poppy Close | Darlington





This immaculately presented updated three double bedroomed semi detached property located in the Harrowgate Hill area of Darlington. The property offers good size family accommodation and would suit a variety of purchasers. Harrowgate Hill is ideally located for schools, shops and is within easy reach of main roads in and out of Darlington. The property briefly comprises, entrance hallway, kitchen/dining room, cloakroom and lounge to the ground floor. two bedrooms and a study/office area to the first floor with family bathroom. Main bedroom to the second floor benefitting from en-suite. There are gardens to the front and rear and double driveway to the side. The rear garden is south west facing and has the benefit of a summer house and is not overlooked. Viewing recommended.

Entrance Hall

With composite door to the front, staircase to the first floor and radiator.

Kitchen/Diner 5.08m x 3.66m (16'8 x 12')

Upvc double glazed box window, fitted with a range of grey wall, base and drawer units, contrasting work surfaces, integrated washer, integrated dishwasher, integrated fridge/freezer, eye level oven, hob, sink unit and radiator.

Downstairs Cloaks

With low level wc, wash hand basin.





Lounge 4.04m x 2.90m (13'3 x 9'6)

Upvc double glazed window to the rear, radiator and upvc door to the rear.

First Floor

Landing. With airing cupboard and storage cupboard.

Bedroom 1 5.00m x 4.70m (16'5 x 15'5)

Two velux windows to the rear, built in wardrobes, radiator and access to the loft

En-Suite

Velux window to the front, fitted with a suite comprising walk in shower, low level wc, wash hand basin, vinyl flooring and radiator.

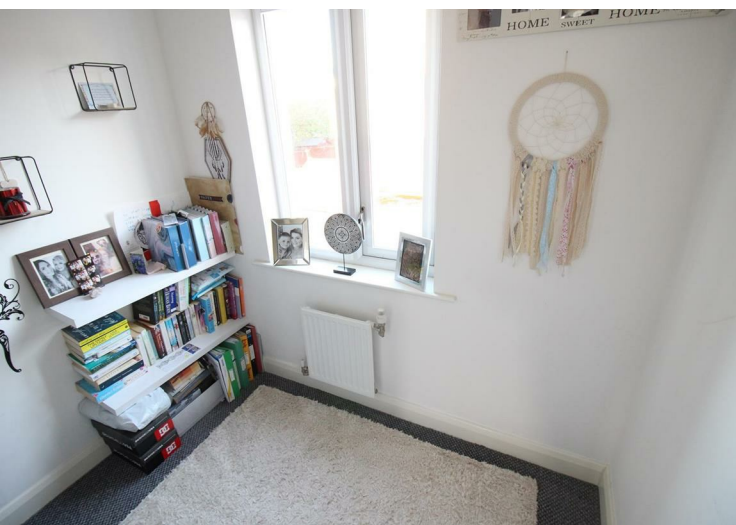
Bedroom 2 4.17m x 2.46m (13'8 x 8'1)

Upvc double glazed window to the front, built in wardrobes and radiator.

Bedroom 3 3.23m x 2.51m (10'7 x 8'3)

Upvc double glazed window to the rear and radiator.





Study Area

Upvc double glazed window to the front, radiator and staircase to the main bedroom.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising bath with shower over, low level wc, wash hand basin and radiator.

Externally

To the front of the property there is a pebbled garden and double driveway to the side. The south west facing garden to the rear is mainly laid to lawn with patio area and summerhouse, garden shed and is not overlooked.

Council Tax

Band C

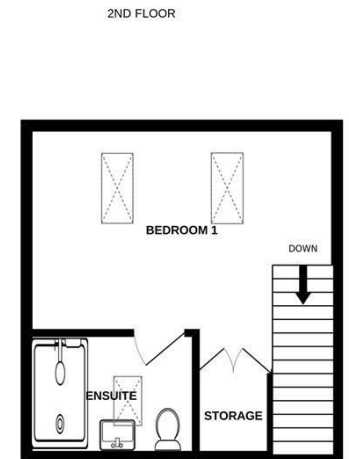
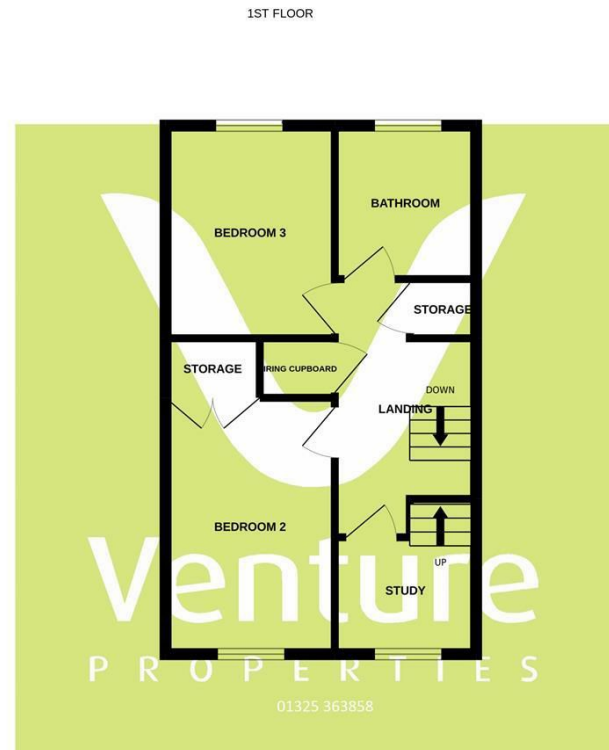
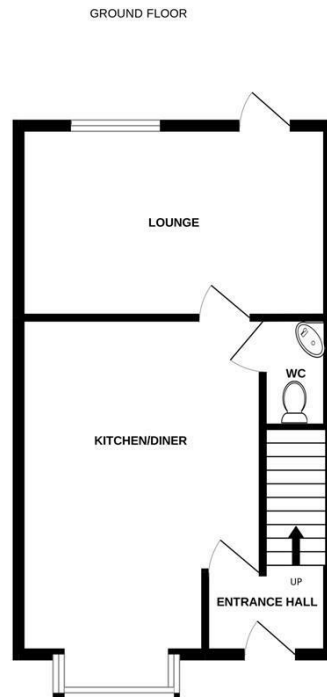
Tenure

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

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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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