



VENTURE  
PLATINUM



Bobbin Crescent | Darlington  
£160,000





This immaculately presented and well designed modern three bedroom mid terrace property constructed by Taylor Wimpey is located within this popular residential estate in the Lingfield Point development. Within easy reach of local amenities of Darlington Retail Park & Morton Park, ideally situated for access to the A66.

The accommodation set over two floors & comprises; entrance hall, downstairs WC, kitchen/diner, lounge, three bedrooms, master en-suite & family bathroom.

Externally there is a low maintenance rear garden and parking to the front aspect.

This property would be the perfect first time home and viewing comes highly recommended.

#### **Entrance Hallway**

With composite door, tiled flooring and staircase to the first floor.

#### **Lounge 4.29m x 3.68m (14'01 x 12'01)**

With a Upvc double glazed window to the front and radiator.

#### **Kitchen/Dining Room 4.72m x 3.68m (15'06 x 12'01)**

With Upvc double glazed doors to the rear garden. Fitted with a modern range of white wall, base and drawer units with contrasting work surfaces and part tiled walls, four ring agas hob, oven and extractor, stainless steel sink unit with mixer taps, concealed boiler, space for washing machine and space for fridge freezer. Tiled flooring and space for table and chairs.

#### **Ground Floor Cloakroom**

With a low level w.c. and wash hand basin with tiled flooring and radiator.

#### **Staircase/Landing**

First floor.

#### **Bedroom One 3.38m x 3.07m (11'01 x 10'01)**

With a Upvc double glazed window to the front, fitted wardrobes and radiator.

#### **En-Suite**

With a shower cubicle, low level w.c. and wash hand basin, part tiled walls, tiled flooring and radiator.

#### **Bedroom Two 3.28m x 2.67m (10'09 x 8'09)**

With a Upvc double glazed window to the rear and radiator.

#### **Bedroom Three 3.56m x 1.98m (11'08 x 6'06)**

With a Upvc double glazed window to the rear and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising panelled bath, low level w.c. and wash hand basin, part tiled walls and tiled flooring with radiator.





#### Externally

There is a parking space to the front of the property. The rear of the property is designed for low maintenance with astro turf, decked area and gated access







#### 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

Council Tax Band  
Band B

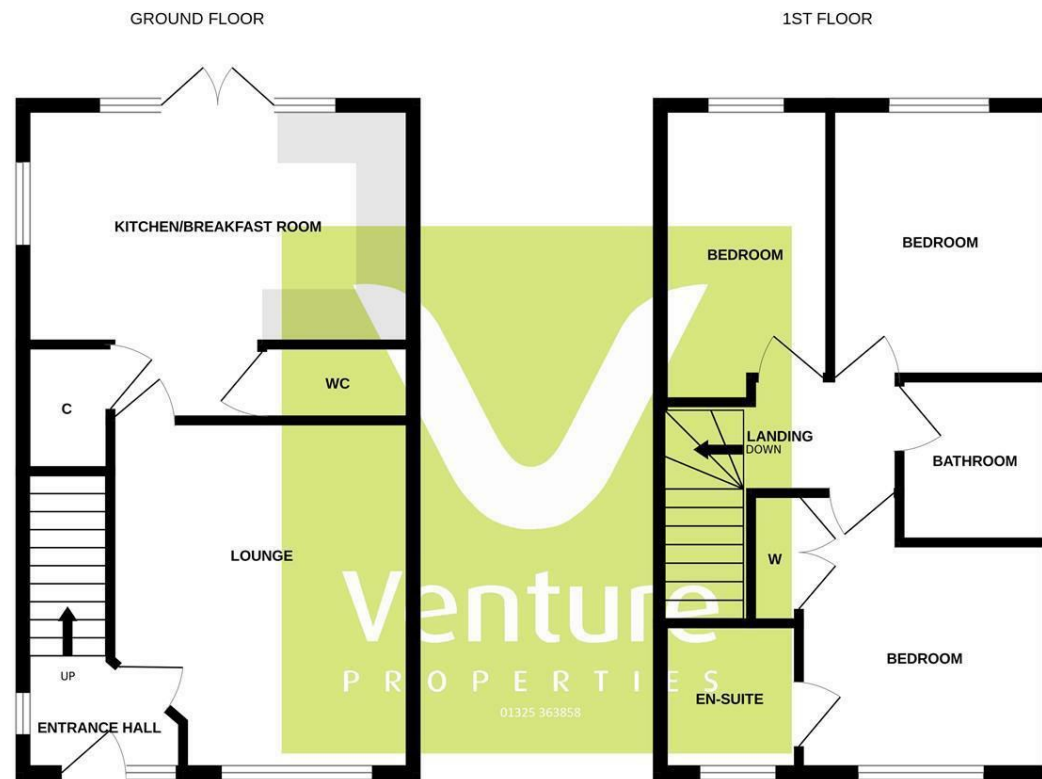
Tenure

This Property is Freehold





# 17 Bobbin Crescent | 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.  
Made with Metropix ©2023

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.

45 Duke Street, Darlington, County Durham,  
DL3 7SD

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)