



VENTURE  
PLATINUM



Blackwell | Darlington  
Offers In The Region Of £230,000





Walnut Cottage is situated in the highly popular and desirable neighborhood of Blackwell in the West End of Darlington providing excellent transport links to the A1(M), A66 and A67 and is offered to the market with no onward chain.

This unique two bedroom cottage has been sympathetically updated and improved by the current owners to the highest of specifications with a stunning fully fitted and integrated kitchen with slate flooring giving an excellent space for family and entertaining and the newly fitted kitchen is a true show-stopper, stylish ground floor shower room and a superb large, versatile open plan lounge/dining room with exposed brick work, beams and solid oak flooring. To the first floor are two bedrooms and a fabulous bathroom. Externally there is a lawned garden to the front and a cobbled courtyard to the rear.

Recently redecorated the property is neutral throughout with newly fitted carpets ready for it's new owner to move straight in and enjoy all this fabulous home has to offer.

#### Entrance

#### Reception Room 7.82m x 5.64m (25'8 x 18'6)

With wooden door leading into the lounge/dining room, double glazed sash windows to the front and side, feature exposed brickwork and beamed ceiling, built in cupboard housing the gas central heating boiler. Open plan to the kitchen.

#### Kitchen 9.45m x 3.28m (31' x 10'9)

With double glazed sash windows and door to the side.

This well designed stylish shaker style kitchen comes complete with integrated washing machine, dishwasher and dual fuel range cooker complete with cooker hood, soft close drawers drawers with solid oak work surfaces and composite sink unit with mixer taps. Space for fridge freezer and slate flooring.

#### Shower Room

Fitted with a modern suite comprising walk in shower cubicle, low level w.c. and wash hand basin, tiled flooring and extractor fan.

#### Rear Hallway

With feature window and staircase.

#### Landing

#### Bedroom 1 4.42m x 4.42m (14'6 x 14'6)

With velux window to the front, storage cupboard and radiator.

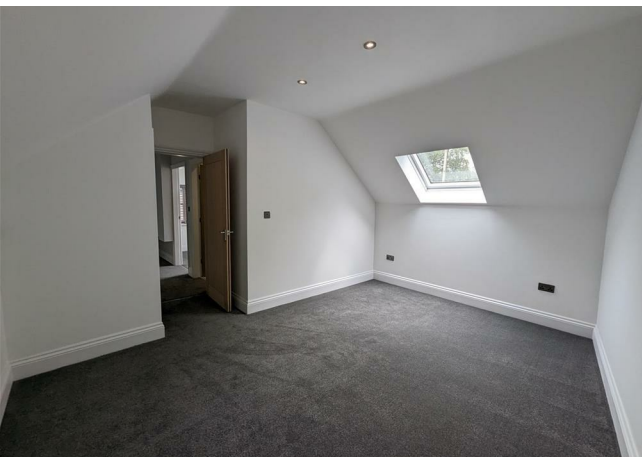
#### Bedroom 2 2.74m x 2.54m (9' x 8'4)

With velux window to the front and window to the side and radiator.

#### Bathroom

With a slipper bath, low level w.c. and wash hand basin, tiled flooring and heated towel rail.





#### Externally

There is a lawned garden to the front and an enclosed cobbled courtyard to the rear.

#### Council Tax

Band D







#### Tenure

This property is freehold

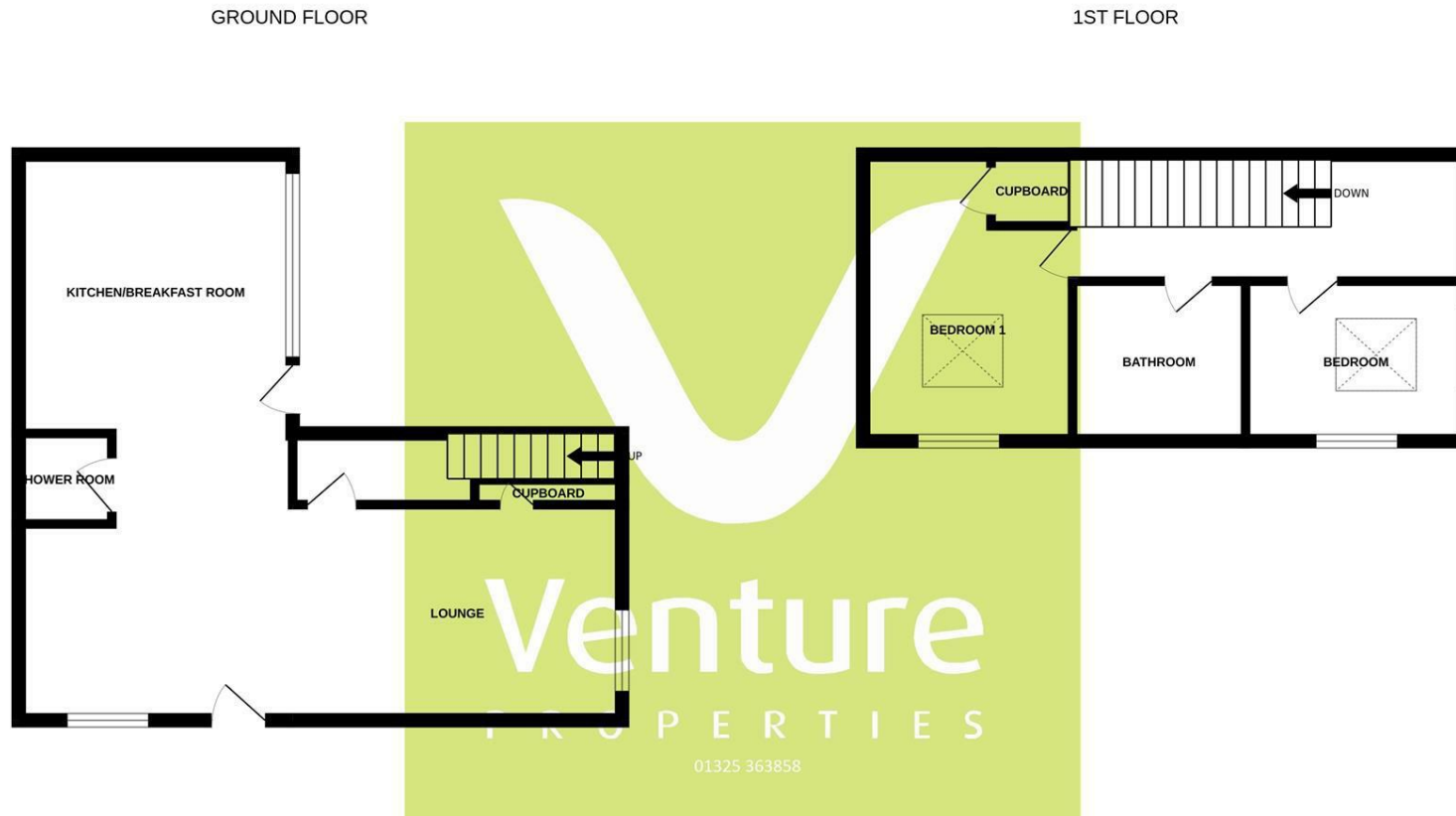
#### Note

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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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