



VENTURE  
PLATINUM

Longfield Road | Darlington

Offers Over £135,000



\*\* BACK AVAILABLE DUE TO A BREAK IN THE CHAIN\*\*

This fully updated and improved three bedroom semi detached property is offered to the market with no onward chain and is located in the Harrowgate Hill area of Darlington within easy reach of local amenities including retail parks, doctors surgeries, schools and access to major road links.

The property has undergone a complete refurbishment by the current owner to include stylish fitted kitchen, bathroom, is neutrally and tastefully decorated throughout and has a garden to the rear and off street parking to the front.

#### Entrance Hallway

With composite door to the side, staircase to the first floor.

#### Lounge 4.17m x 4.14m (13'8 x 13'7)

Upvc double glazed bay window to the front, recess into chimney breast with tiled back and hearth and inset for a flat screen tv, radiator.

#### Kitchen/Diner 6.55m x 4.06m (21'6 x 13'4)

Fantastic open plan kitchen/diner, ideal for entertaining with upvc double glazed windows to the rear and side and door to the side, fitted with stylish range of matt grey wall, base and drawer units, contrasting work surfaces, one and a half bowl composite sink unit with mixer tap, integrated oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast island with integrated wine cooler and pop up power socket, five ring Lamona hob, oven and extractor over. There are also blue tooth speakers, vertical radiator and laminate flooring.

#### Ground Floor Cloaks

With low level wc, wash hand basin, vertical radiator and upvc obscure window to the side.

#### First Floor

Landing. Access to the loft via a drop down ladder which is fully boarded, power and light and velux window to the rear.

#### Bedroom 1 4.01m x 3.43m (13'2 x 11'3)

Upvc double glazed window to the front, radiator.

#### Bedroom 2 3.15m x 2.24m (10'4 x 7'4)

Upvc double glazed window to the rear and radiator.

#### Bedroom 3 3.25m x 1.73m (10'8 x 5'8)

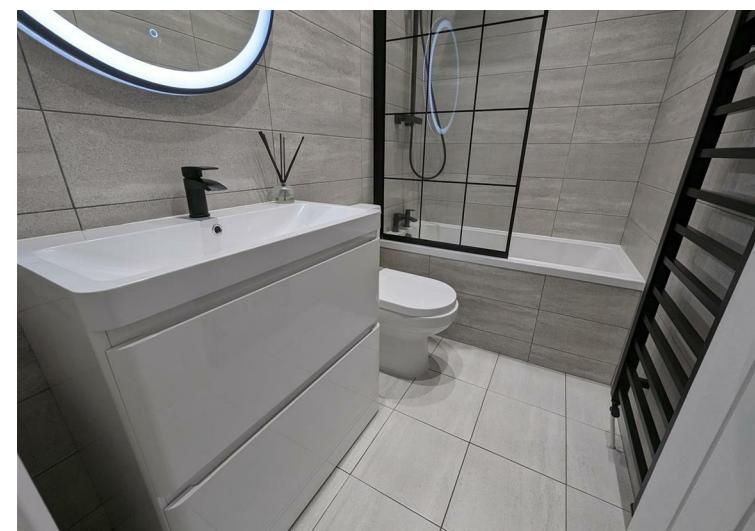
Upvc double glazed window to the rear and radiator. Cupboard housing the Vokera boiler.

#### Bathroom

Refitted with a stylish suite comprising panelled bath with shower over and shower screen with waterfall head and mixer spray, low level wc, wash hand basin in vanity unit, touch screen mirror, fully tiled walls, tiled floor, heated towel rail and ceiling spotlights.

#### Externally

There is off street parking to the front of the property. Side access to the rear garden with garage, timber shed, laid to astro turf and there is a decked area.





**Council Tax**  
Band B

**Tenure**  
This property is freehold

**Note**



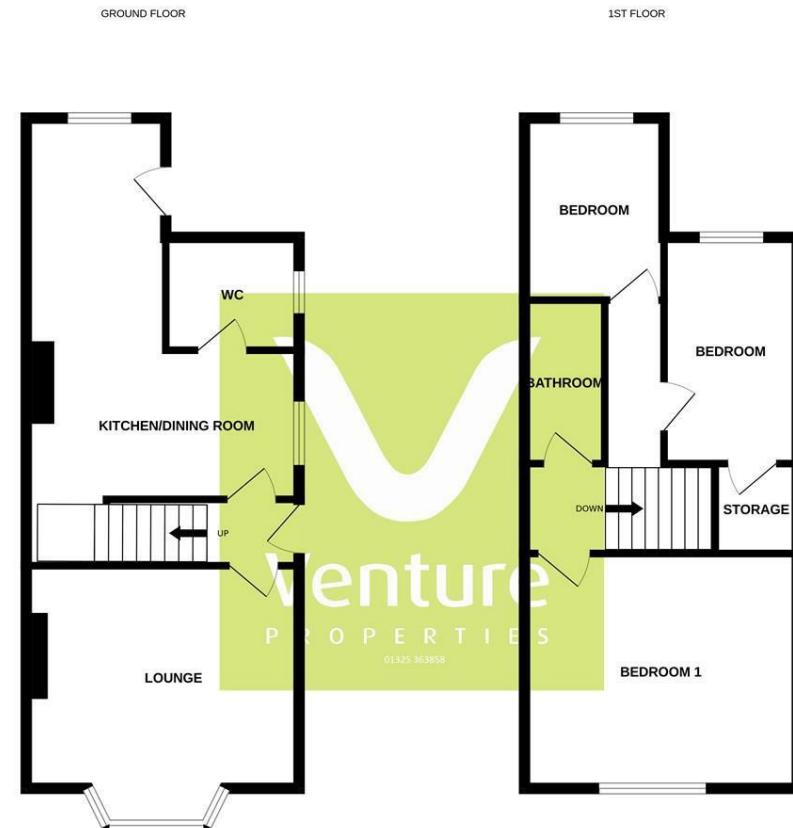


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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





# 230 Longfield Road | 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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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