



VENTURE  
PLATINUM

Pease Street | Darlington  
Offers Over £165,000



Nestled on Pease Street in the charming town of Darlington, this stunning three-bedroom end terrace house offers an exceptional living experience. The property boasts a modern interior, featuring a newly fitted kitchen and a stylish bathroom, ensuring comfort and convenience for its residents.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and inviting atmosphere throughout the home. The three well-proportioned bedrooms offer plenty of natural light and are perfect for families or those seeking extra space.

The exterior of the property is equally impressive, with a forecourt at the front that adds to its curb appeal. An electric gate to the side leads to a large hardstanding area, providing secure off-street parking and access to a double garage at the rear. This feature is particularly valuable for those with multiple vehicles or who require additional storage space.

This delightful home is a must-see, as it truly needs to be appreciated in person. With its blend of modern amenities and charming character, it presents an excellent opportunity for anyone looking to settle in a desirable area of Darlington. Don't miss your chance to make this beautiful property your own.

#### **Entrance Vestibule**

With the front door and a door leading into the lounge.

#### **Lounge 3.96m x 4.14m (13'0 x 13'7)**

Situated to the front, with a double-glazed bay window and a feature fireplace.

#### **Dining Room 3.94m x 4.50m (12'11 x 14'9)**

Situated to the rear of the property, with an understairs store cupboard, a double-glazed window, and a fully tiled floor, leading into an open-aspect kitchen.

#### **Kitchen 2.16m x 3.48m (7'1 x 11'5)**

Situated to the rear of the property, with a comprehensive, modern range of wall and floor units, contrasting work surfaces, tiled flooring, and access leading into the rear lobby. The rear lobby has the rear back door

#### **Rear Lobby**

With rear back door.

#### **Bathroom 1.88m x 2.13m (6'2 x 7'0)**

The downstairs bathroom has been refurbished to a high standard, featuring a double walk-in shower, a wash hand basin set within a vanity unit, a low-level WC, fully tiled walls, a double-glazed window, and a radiator.

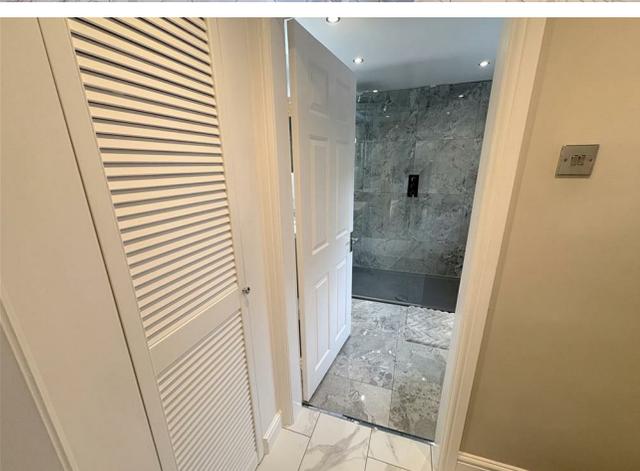
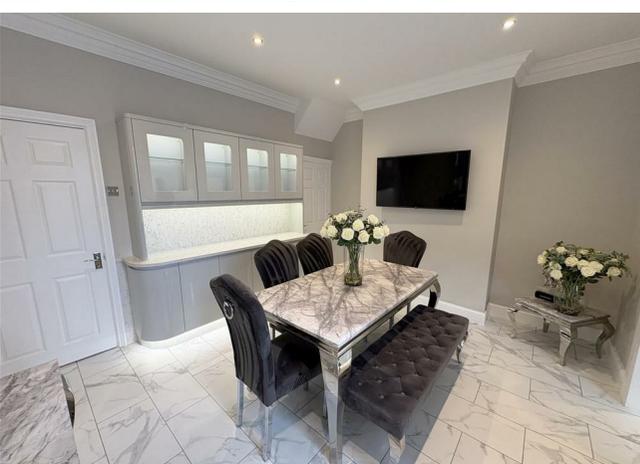
#### **First Floor**

Landing area.

#### **Bedroom One 3.91m x 4.04m (12'10 x 13'3)**

Situated to the front, with a double-glazed bay window and a gas central heating radiator.





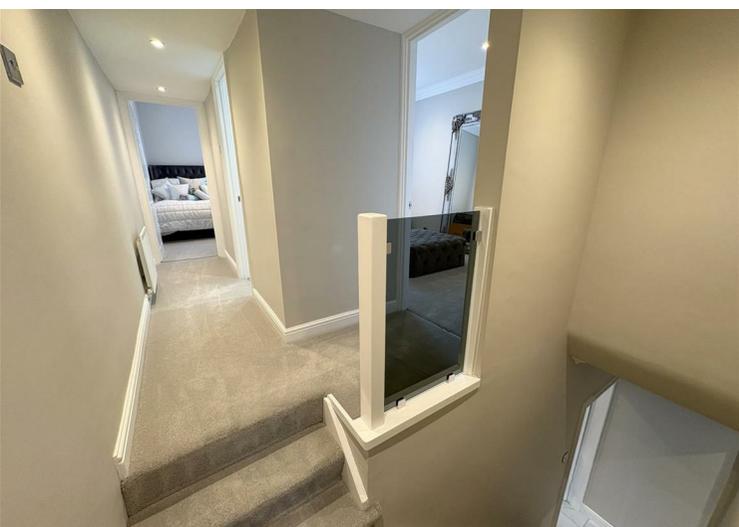
**Bedroom Two 2.18m x 3.58m (7'2 x 11'9)**

Is a good double-sized bedroom, situated to the rear, with a double-glazed window and a gas central heating radiator.

**Bedroom Three 2.08m x 3.53m (6'10 x 11'7)**

Also at the rear, with a double-glazed window and gas central heating radiator.





#### Shower Room

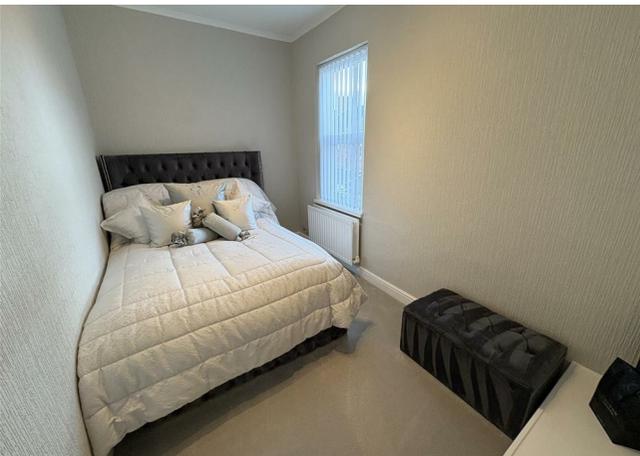
A shower within a cubicle, a low-level WC, and a wash hand basin.

#### Externally

The home stands on an impressive plot, featuring an easily maintained front forecourt, an electric gate leading to a hardstanding area at the rear for multiple vehicles, and a double garage with a roller shutter door.

#### Tenure

Freehold



### Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,087 ft 2 / 101 m 2  
Plot size 0.07 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
66 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### 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.









# 6. Pease Street | Darlington



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.