



VENTURE
PLATINUM

Weir Street | Darlington
£295,000



Venture Properties are delighted to offer this opportunity to purchase this unique four bedroom property located within walking distance of Darlington Town Centre. The property has been converted into two self contained living spaces each having, high ceilings, exposed beams, two bedrooms and two bathrooms, open plan lounge/dining/kitchens complete with integrated appliances. The property could easily be converted into one single dwelling, however the current configuration could appeal to a variety of purchasers including families or perhaps those looking to achieve a second rental income.

The property is located within this exclusive development of five properties, having gated access leading into an attractive communal parking area and also access to a gated private parking bay from the ground floor apartment.

Ground Floor

Open Plan Lounge/Kitchen Diner 6.71m x 6.55m (22' x 21'6)

With wooden double doors to the front and window to the front, fitted with a range of grey and sage shaker style wall, base and drawer units, contrasting work surfaces, includes electric Rangemaster oven with induction hob, integrated fridge/freezer, integrated dishwasher, integrated microwave, composite sink unit with mixer tap, laminate flooring, radiator, ceiling spotlights, exposed natural brickwork.

Kitchen Area

Utility Space

With space for washing machine, space for tumble dryer.

Bedroom 1 4.70m x 3.20m (15'5 x 10'6)

With window to the rear, fitted wardrobes, coving to ceiling, ceiling spotlights and window to the side.

En-suite

Fitted with a suite comprising double shower cubicle, low level wc, wash hand basin in vanity unit, heated towel rail, vinyl flooring.

Bedroom 2 3.07m x 3.10m (10'1 x 10'2)

Window to the rear, radiator, ceiling spotlights and coving to ceiling.

Bathroom

Fitted with a suite comprising shower cubicle, low level wc, wash hand basin in vanity unit, heated towel rail, vinyl flooring.

Staircase to Second Floor living Space

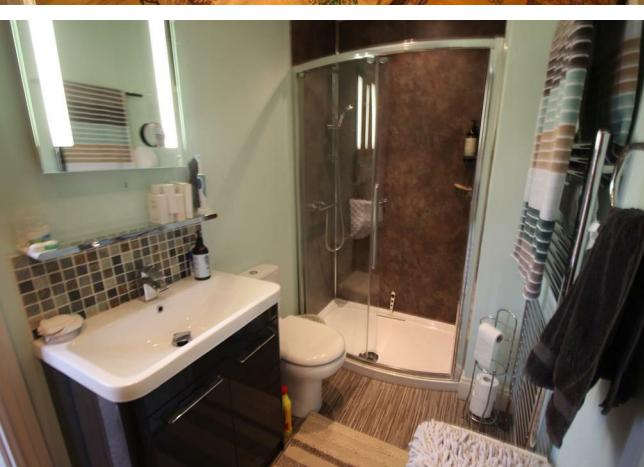
With door to the rear, staircase, radiator and GCH boiler plus water tank cupboard with storage above.

Open Plan Lounge/Kitchen/Diner 7.85m x 6.40m (25'9 x 21')

With three windows to the front and window to the rear, fitted with a range of grey and sage wall, base and drawer units, contrasting work surfaces, includes electric Rangemaster oven with gas hob, separate fridge/freezer, integrated microwave, composite sink unit with mixer tap, laminate flooring, radiator, vaulted ceiling, three velux windows, beams to the ceiling.

Kitchen Area





Utility Space

With space for washing machine, space for tumble dryer.

Bedroom 1 4.80m x 3.33m (15'9 x 10'11)

With window to the side, window to the rear, fitted wardrobes, staircase to the loft space.





En-Suite

With shower cubicle, low level wc, wash hand basin, part tiled walls, window to the side

Loft Space 5.51m x 2.95m (18'1 x 9'8)

Velux window to the front - an ideal storage space.

Bedroom 2 3.10m x 3.02m (10'2 x 9'11)

With window to the rear, radiator, beams to ceiling and laminate flooring.

Bathroom

Fitted with a suite comprising shower cubicle, low level wc, wash hand basin, heated towel rail, window to the front, ceiling spotlights.



Externally

The property enjoys communal gardens, secure gated access, both at the front and rear with two allocated bays.

Council Tax

Band A

Tenure

This property is freehold

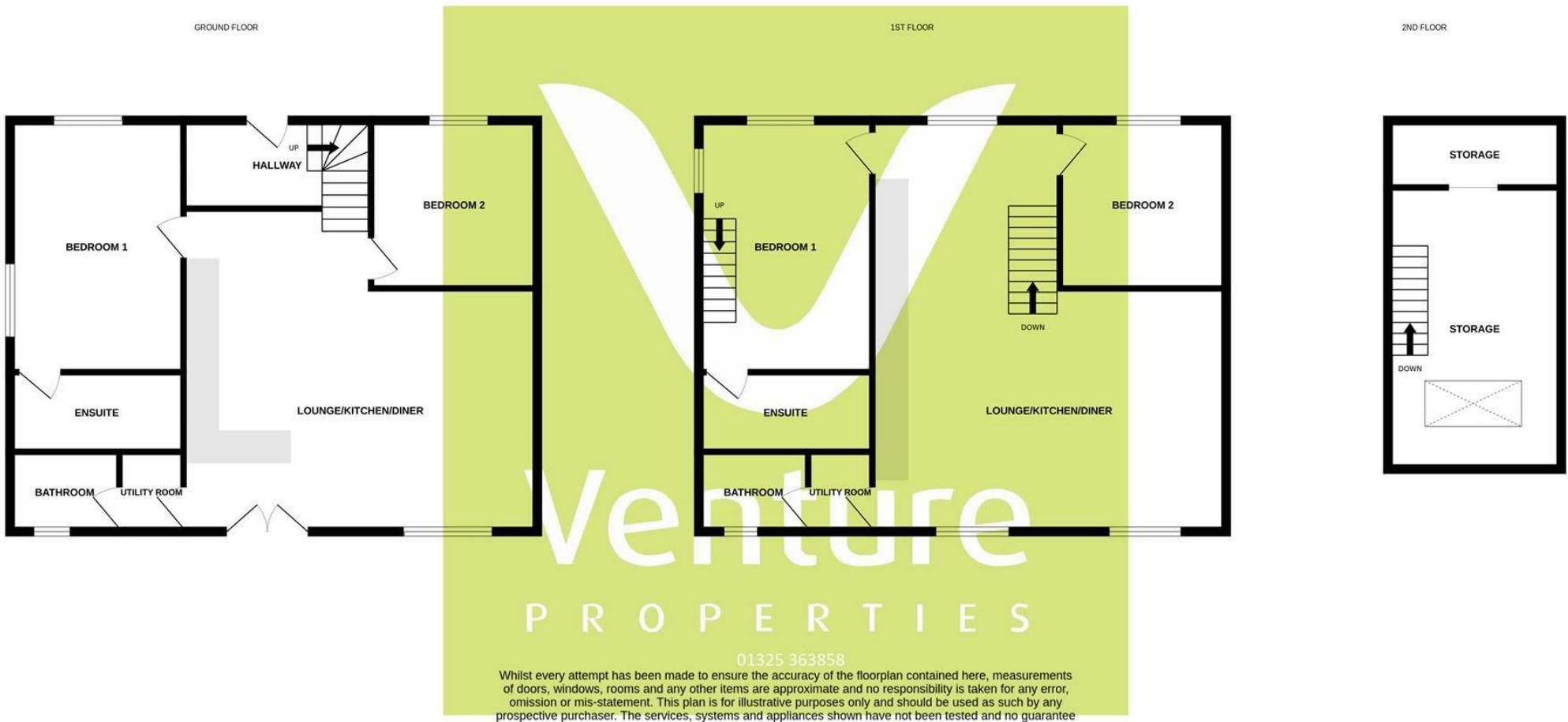
Note

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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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