



VENTURE
PLATINUM

South Terrace | Darlington
Or Nearest Offer £280,000



Welcome to this charming Victorian terraced town house located on South Terrace in Darlington. This property boasts a modern interior while retaining its original period features, offering the perfect blend of contemporary living with a touch of history.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

The house has been completely refurbished to a high standard within the last five years, including refitted windows and a full electrical rewire and a replaced gas central heating system ensuring a hassle-free move-in experience for the new owners. The forecourt and rear courtyard provide outdoor spaces where you can unwind and enjoy some fresh air without leaving the comfort of your home.

Conveniently located near to both the Town Centre and Darlington Mainline Railway Station, this property offers easy access to shopping and leisure facilities together with transportation links, making commuting a breeze for those who need to travel for work or leisure. The property overlooks the Cricket Ground and is located within a short stroll to Darlington South Park perfect for families.

In conclusion, this property is a perfect combination of modern convenience and classic charm, making it a must-see for anyone looking for a new place to call home. Don't miss out on the opportunity to view this delightful house - book your viewing today and envision the life you could create in this lovely abode.

Entrance Vestibule

With a wooden storm door and original encaustic tiled flooring.

Entrance Hallway

A lovely welcoming hallway with Kardine flooring, radiator, staircase to the first floor with understairs storage cupboard.

Lounge 4.78m x 4.14m (15'08 x 13'07)

With a Upvc double glazed sash bay window to the front, stripped flooring, shelving and cupboard into the alcoves, feature fireplace with tiled back and hearth, deep coving and skirting boards.

Dining Room 4.45m x 3.48m (14'07 x 11'05)

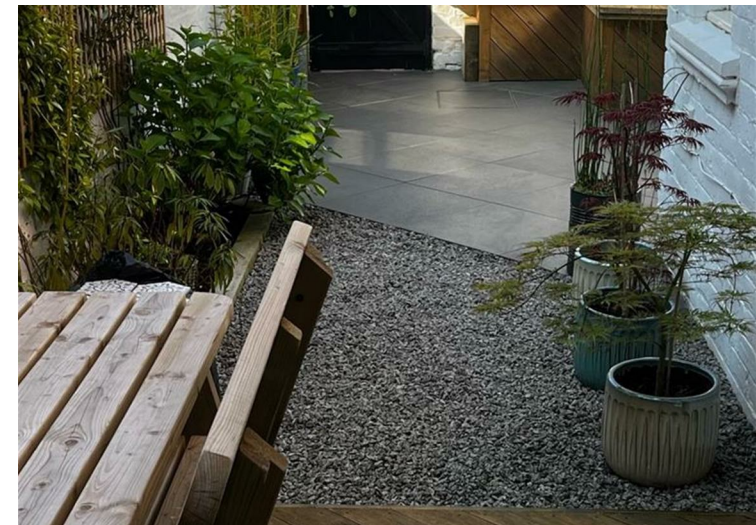
With Upvc double glazed doors to the rear elevation, feature fireplace with tiled back and hearth, deep coving and deep skirting boards, radiator.

Kitchen/Breakfast Room

A superb open plan kitchen/breakfast room perfect for entertaining and family dining. The kitchen is fitted with a range of mushroom gloss, wall, base and drawer units with contrasting work surfaces and New York style tiled walls, one and a half stainless steel sink unit with mixer taps, space for fridge freezer, space for washing machine, integrated dishwasher, integrated oven and extractor. Two Upvc double glazed windows to the side and laminate flooring.

Breakfast Area

With space for table and chairs, laminate flooring and recess into chimney breast.





Inner Lobby

With Upvc door to the side elevation, radiator and storage cupboard.

Ground Floor Bathroom

With a Upvc double glazed window to the side. Fitted with a panelled bath with low level w.c. and wash hand basin, heated towel rail, tiled flooring and part tiled walls with extractor fan.





Staircase/First Floor Landing

Bedroom One 3.94m x 3.56m (12'11 x 11'08)
With a Uvpc double glazed window to the front, feature fireplace and radiator.

Bedroom Two 4.42m x 3.48m (14'06 x 11'05)
With a Uvpc double glazed window to the rear, feature fireplace and radiator.

Bedroom Three 3.10m x 2.31m (10'02 x 7'07)
With a Uvpc double glazed window to the rear, fitted wardrobes with overhead storage, laminate flooring and radiator.



Bedroom Four

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

First Floor Shower Room

Two Uvpc double glazed windows to the side. Refitted with a modern suite comprising double walk in shower with waterfall head and spray attachment, low level w.c. and wash hand basin, two heated towel rails and part tiled walls.

Externally

There is a courtyard to the front and an enclosed courtyard to the rear with seating area, log store, decking and pebbled areas and access to the rear service lane.

Council Tax Band

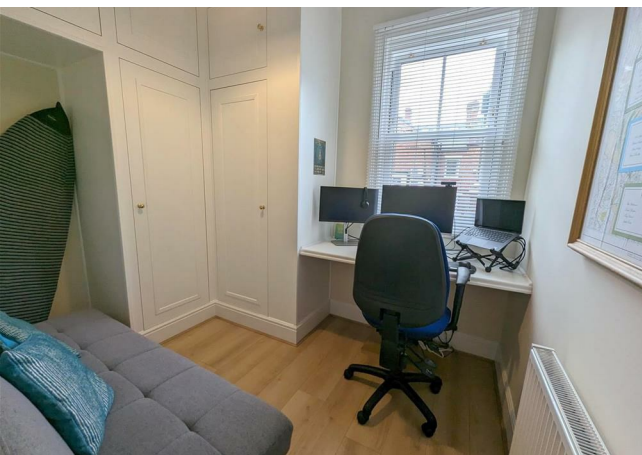
Band C

Tenure

Freehold

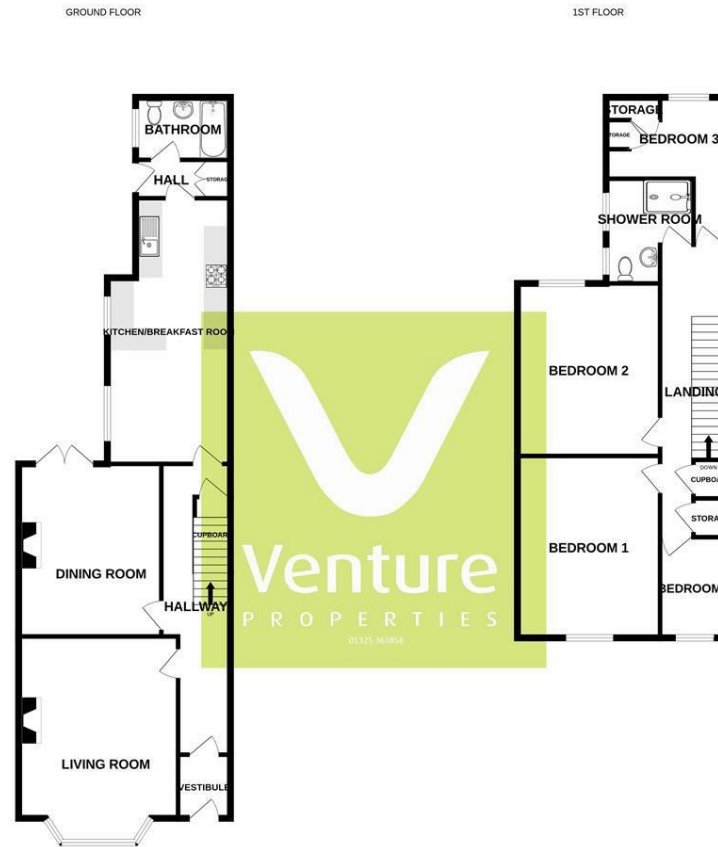
Note

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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