



VENTURE
PLATINUM

Staindrop Crescent | Darlington



We are privileged to offer to the market this deceptively spacious four bedroom semi detached residence situated in the ever popular and pleasing West End location of town. The home comes to the market situated close to local amenities, having excellent schooling facilities on hand and has been updated by the current owner to include a fantastic sized kitchen extension to the rear and bedroom conversion.

The property has excellent off street parking to the front for two cars. To the rear there is a west facing garden which is mainly laid to lawn and is larger than average. The home has gas central heating and double glazing and in brief comprises of, entrance hall, lounge, dining room, kitchen. Three bedrooms to the first floor, family bathroom/wc with newly fitted bathroom suite. The second floor has bedroom 4.

Viewing comes highly recommended.

Entrance Hallway

With double glazed front door, staircase to the first floor, double glazed window to the side, under stairs storage cupboard containing the central heating boiler, designer radiator.

Lounge 3.5 x 4.5 (11'5" x 14'9")

Situated to the front. With double glazed bay window, gas central heating radiator, feature fireplace incorporating a wood burner and feature flooring.

Dining Room 3.5 x 3.6 (11'5" x 11'9")

Situated to the rear. With double glazed french doors leading out to the pleasing garden, open aspect leading into kitchen and designer gas central heating radiator.

Kitchen 4.9 x 2.7 (16'0" x 8'10")

Having been extended by the current owners and fitted with a quality range of wall, floor and drawer units, contrasting work surfaces, integrated oven and hob, integrated microwave, integrated washer and integrated dryer, two velux windows to the rear elevation and double glazed window.

First Floor

Landing. With double glazed window and stairs to the second floor

Bedroom 1 4.5 x 2.6 (14'9" x 8'6")

Situated to the front. With double glazed bay window, fitted wardrobes and gas central heating radiator.

Bedroom 2 3.4 x 3.6 (11'1" x 11'9")

Situated to the rear. A good size double room with double glazed window, gas central heating radiator and free standing wardrobes.

Bedroom 3 2.2 x 2.2 (7'2" x 7'2")

Situated to the front. With double glazed window and gas central heating radiator

Bathroom

Recently refitted with the installation of a new suite comprising bath, pedestal wash hand basin set with a vanity unit, encased low level wc, shower within cubicle, double glazed windows to the side and rear and fully pvc clad walls.

Second Floor

Bedroom 4

Situated within the attic space having velux windows to the front and rear elevation.

Externally

The property stands on a prime site having excellent off street parking for two cars to the front. To the rear there is a well maintained west facing garden which is laid to lawn with borders and shrubbery, patio area, garden shed and side access to the front garden. COUNCIL TAX BAND C

Council Tax

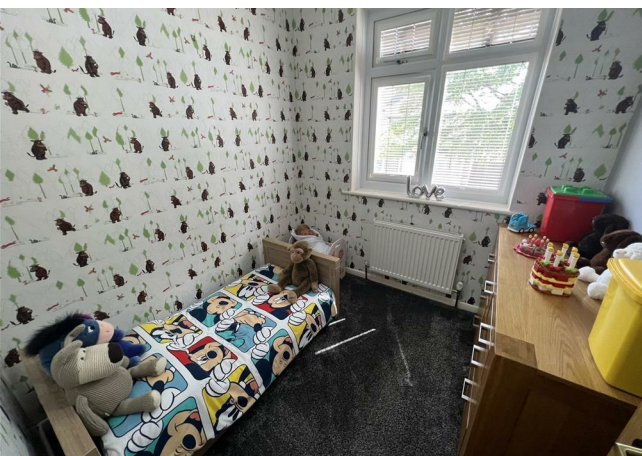
Band C

Tenure

This property is freehold

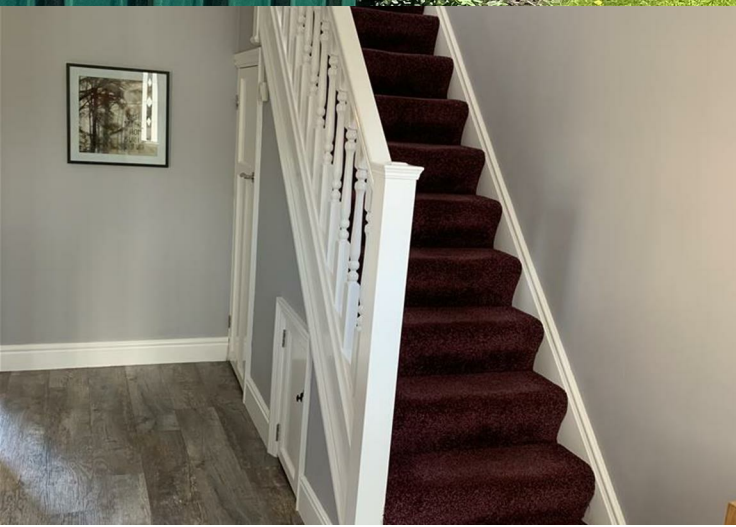
Note





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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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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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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