



VENTURE  
PLATINUM

Coniscliffe Road | Darlington  
Offers Over £305,000



Coniscliffe Road in Darlington, this exquisite two-bedroom semi-detached house presents an exceptional opportunity for those seeking a stylish and comfortable home. The property boasts a well-designed layout, featuring welcoming reception rooms that are perfect for both relaxation and entertaining guests. In the Sought after West End Area of Darlington, this property has lots to offer.

The two spacious bedrooms are thoughtfully appointed, providing ample space for rest and personalisation. With two en-suite bathrooms, both fitted with luxury fixtures and fittings, ensures a touch of elegance and convenience for everyday living. The immaculate condition of the property throughout reflects a commitment to quality and attention to detail, making it a truly inviting space.

A landscaped rear garden offers a serene retreat, ideal for enjoying the outdoors or hosting gatherings with family and friends. Additionally, the property benefits from off-street parking, providing ease and security for your vehicles.

This delightful home combines modern comforts with a prime location, making it an ideal choice for families, professionals, or anyone looking to enjoy the best of Darlington living. Do not miss the chance to make this stunning property your own.

#### Entrance Hall

Door to front with stained glass feature, window to front, staircase to first floor landing with storage under, Karndean flooring and radiator.

#### Lounge 4.22m x 4.27m (13'10 x 14'00)

Upvc double glazed bow window to front, decorative coving to ceiling, feature fireplace with inset fire, marble back and hearth. Dual alcoves with circular feature windows, allowing plenty of natural daylight. With wood frame.

#### Kitchen/Diner 6.10m x 5.77m (20'12 x 18'11)

L shaped living space with open aspect to three areas. Coving to ceiling throughout. Kitchen area has a Upvc double glazed window to front, grey gloss wall, base and drawer units with contrasting quartz worktops and splashbacks. Bespoke fitted larder units with display shelves, inset sink with mixer tap, ceramic electric hob with extractor over and integrated Smeg oven and microwave, including deep pan drawer. Integrated fridge and freezer with integrated Zanussi dishwasher. Vertical radiator, spotlights to ceiling and part tiled walls. The dining area has double doors to the rear and ample space for a dining table and chair set with bespoke storage unit.

The sitting area has a double glazed window, plenty of room for comfortable seating and radiator.

#### Utility Room

With two Upvc double glazed windows to front, built in bespoke storage units and larder storage. Quartz work surface with space for a washing machine and tumble dryer under. Radiator.

#### Ground Floor Cloaks

Upvc double glazed obscure window to rear, low level w.c, wash hand basin inset into vanity table, fitted wardrobes with sliding mirrored doors, Karndean Flooring and vertical radiator.

#### First Floor Landing





**Bedroom One 3.38m x 3.91m (11'01 x 12'10)**

Upvc double glazed window to front, storage into eaves and radiator.

**En-Suite**

Panelled bath with shower over and screen, low level w.c and wash hand basin in vanity unit with storage. Two separate storage cupboards, part tiled walls and vertical radiator.





**Bedroom Two 3.45m x 3.51m (11'04 x 11'06)**

Upvc double glazed window to side, fitted wardrobes with mirrored sliding doors, spotlights to ceiling and vertical radiator. Open aspect to en-suite shower room.

**En-Suite Two**

Upvc double glazed window to rear, walk in double shower with waterfall and spray. Bowl style wash hand basin in vanity unit with storage under, part tiled walls, vertical radiator and Vinyl flooring.

**Externally**

To the front there is a paved driveway and double gated access to the rear.

To the rear is a landscaped enclosed garden with patio, lawn and pebbled areas. There is also a designated cooking area to the side of the property.



**Tenure**  
Freehold

**Property Details**

Local Authority: Darlington  
Council Tax Band: D  
Annual Price: £2,494  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,216 ft 2 / 113 m 2  
Plot size 0.06 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
11 Mbps  
Ultrafast  
10000 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





# 294 Coniscliffe Road | Darlington

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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