



VENTURE
PLATINUM

Clare Avenue | Darlington
Offers In The Region Of £350,000



Perfectly positioned in the sought-after Hummersknott/West End of Darlington, this immaculately presented detached house on Clare Avenue presents an exceptional opportunity for those seeking a comfortable and stylish home. The property has been thoughtfully and thoroughly updated and improved to a high standard, ensuring a modern living experience.

Upon entering, you will find a welcoming open plan reception room that leads into a beautifully refitted kitchen. The ground floor also boasts a convenient utility room and a cloakroom, adding to the practicality of the space.

This delightful home features three well-proportioned bedrooms. The neutral and fresh decoration throughout allows for easy personalisation, making it a blank canvas for your own style. The property has undergone a full rewire, and the majority of windows have been replaced, along with new external and internal doors, ensuring peace of mind for the new owner.

Externally, the well-stocked and maintained gardens are a true highlight with plenty of sunlight throughout the day and early evening. The property also benefits from parking and a garage, providing ample space for vehicles and storage.

Situated in a quiet residential area, this home offers a tranquil retreat while still being conveniently located near local amenities. With no onward chain, this property is ready for you to move in and make it your own. Viewing is essential to fully appreciate all that this lovely home has to offer. Having updated the property the vendor is unexpectedly having to relocate, presenting a unique opportunity for the next fortunate owner.

Entrance Hallway

Newly fitted composite door, insulated solid wooden flooring, staircase to the first floor and electric heater.

Lounge/Dining Room 7.59m x 3.73m (24'11 x 12'03)

With a Upvc double glazed window to the front, refitted wooden flooring with underfloor insulation, Upvc double glazed door to the rear will fell length Upvc double glazed windows leading onto external patio area. Two electric heaters.

Kitchen 2.79m x 2.84m (9'02 x 9'04)

With a Upvc double glazed window to the rear. Fitted with a range of stone gloss wall, base and drawer units with soft close drawers and Calcutta Gold quartz work surfaces and splashbacks. One and a half composite sink unit with mixer taps, space for dishwasher, space for Range style oven (900mm), space for fridge freezer. Under stairs storage cupboard. Electric heater.

Utility Room 3.15m x 1.55m (10'04 x 5'01)

With a Upvc double glazed window to the rear and newly fitted composite door to the side. Fitted with a Belfast sink unit with mixer taps, space for washing machine, base unit with Calcutta Gold quartz work surfaces, full length larder cupboards and vinyl flooring. Electric heater.

Ground Floor Cloakroom

Newly fitted with a low level w.c. and wash hand basin, vinyl flooring.

First Floor Landing

With Upvc double glazed window to the side and storage cupboard housing hot water tank.

Bedroom One 3.71m x 3.35m (12'02 x 11'00)

With a Upvc double glazed window to the front, double storage cupboard providing hanging and shelving and electric heater.





Bedroom Two 3.73m x 3.02m (12'03 x 9'11)

With a Upvc double glazed window to the rear, double storage cupboard providing hanging and shelving and electric heater.

Bedroom Three 2.95m x 2.72m (9'08 x 8'11)

With a Upvc double glazed window to the front, storage cupboard with shelving.





Family Shower Room

Refitted by the current owner comprising a double walk in shower with electric shower, low level w.c. and wash hand basin, heated towel rail, vinyl flooring and neutral fully tiled walls. Upvc double glazed windows to the rear and side.

Garage 4.85m 2.49m (15'11 8'02)

With electric remote controlled roller door, power and light. Ample shelving, with under space for freezer and tumble dryer.

Externally

The property enjoys parking to the front elevation leading to attached single garage with control roller door. There is gated access to both sides into the rear garden, which is laid to lawn with patio area, well established borders with evergreens and shrubbery, outside water, power and lighting. The property benefits from having a south facing roof, offering the ideal opportunity to add solar in the future.



Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area
Plot size approx 118 ms
Mobile coverage

EE
Vodafone
O2
Three Mobile

Broadband

Ultrafast
Superfast
BT
EE
Sky
Talk Talk
Plusnet
Vodafone

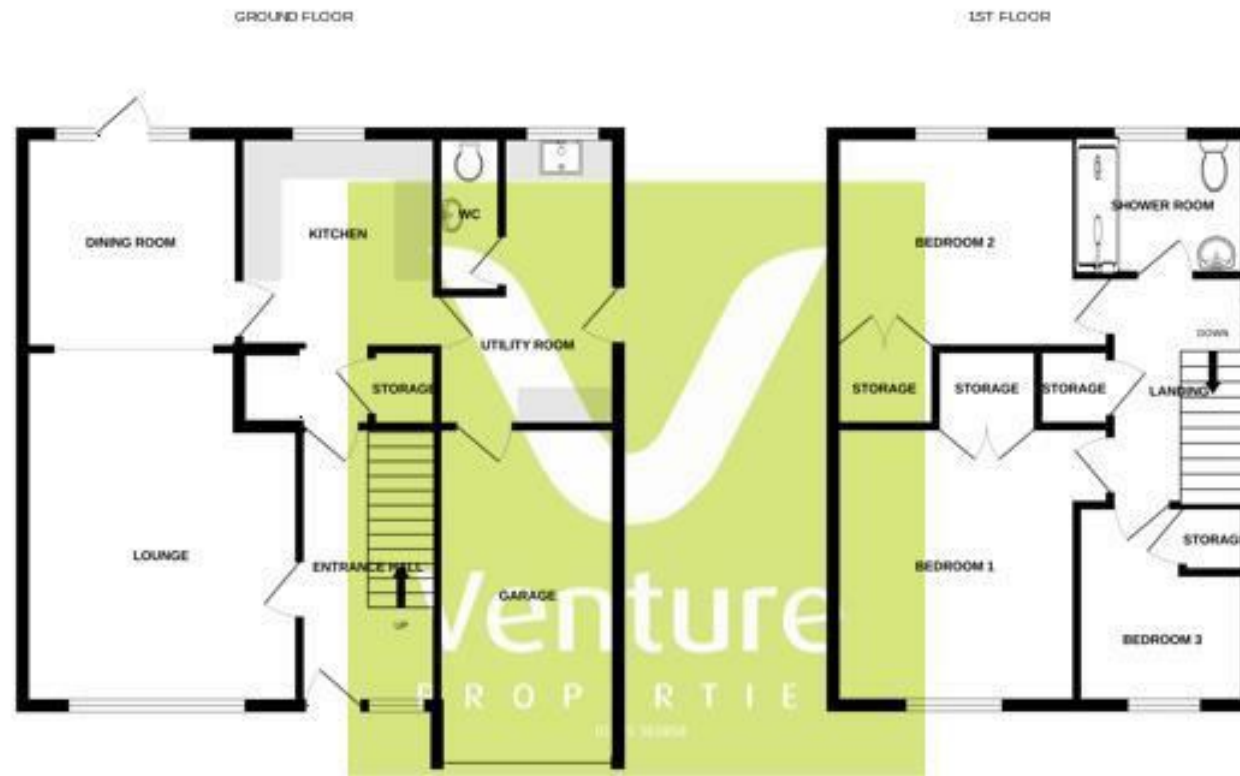
Note

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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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