



Hartington Way, Darlington, DL3 0RZ  
£232,000

**Venture**  
PROPERTIES

This immaculately presented, updated and improved four bedroom detached property is located on the Oakfield Lodge development within easy reach of facilities in Cockerton Village and popular schooling. The property has been upgraded by the current owner to benefit from a stylish fitted kitchen together with utility room. The garage has been converted into a handy family room ideal for the home worker. In our opinion the property would suit a variety of needs and viewing is recommended.

#### Entrance Hallway

With composite door to the front, radiator and staircase to the first floor.

#### Lounge

15'5 x 11'



Upvc double glazed window to the front, radiator, coving to ceiling, double doors leading into dining room.

#### Dining Room

10'2 x 9'6



Upvc double doors to the rear and radiator.

#### Lounge/Dining Room



#### Kitchen/Breakfast Room

13'1 x 8'2



Refitted by the current owner with a stylish range of cashmere wall, base, drawer units, deep pan drawers, contrasting laminate work surfaces, New York style tiled walls, under plinth lighting, one and a half bowl stainless steel sink unit with spray and mixer tap, four ring gas hob, oven and extractor, integrated dishwasher, integrated fridge/freezer.

#### Utility Room

With space for washing machine and space for tumble dryer, door to the side and laminate flooring.

#### Ground Floor Cloaks

With low level wc, wash hand basin, laminate flooring, radiator and extractor.

## Family Room



Formerly the garage. With upvc double glazed window to the front and radiator. This room is accessed from both the hallway and utility room.

**First Floor**  
Staircase and Landing.

## Bedroom One

12' x 11'3



With upvc double glazed window to the front, double wardrobes with hanging and shelving, radiator.

## En-Suite



With a white suite comprising shower cubicle, low level wc, wash hand basin, vinyl flooring, part tiled walls and radiator.

## Bedroom Two

14'5 x 11'



Upvc double glazed window to the front and radiator.

## Bedroom Three

12'4 x 8'2



Upvc double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom Four

11'2 x 8'6



Upvc double glazed window to the rear and radiator.

## Family Bathroom



Fitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin, part tiled walls, radiator and vinyl flooring.

## Externally



The rear garden is laid to lawn with decking, well stocked borders and fence surround, ideal for entertaining, gated side access. To the front of the property there is off street parking for two cars.

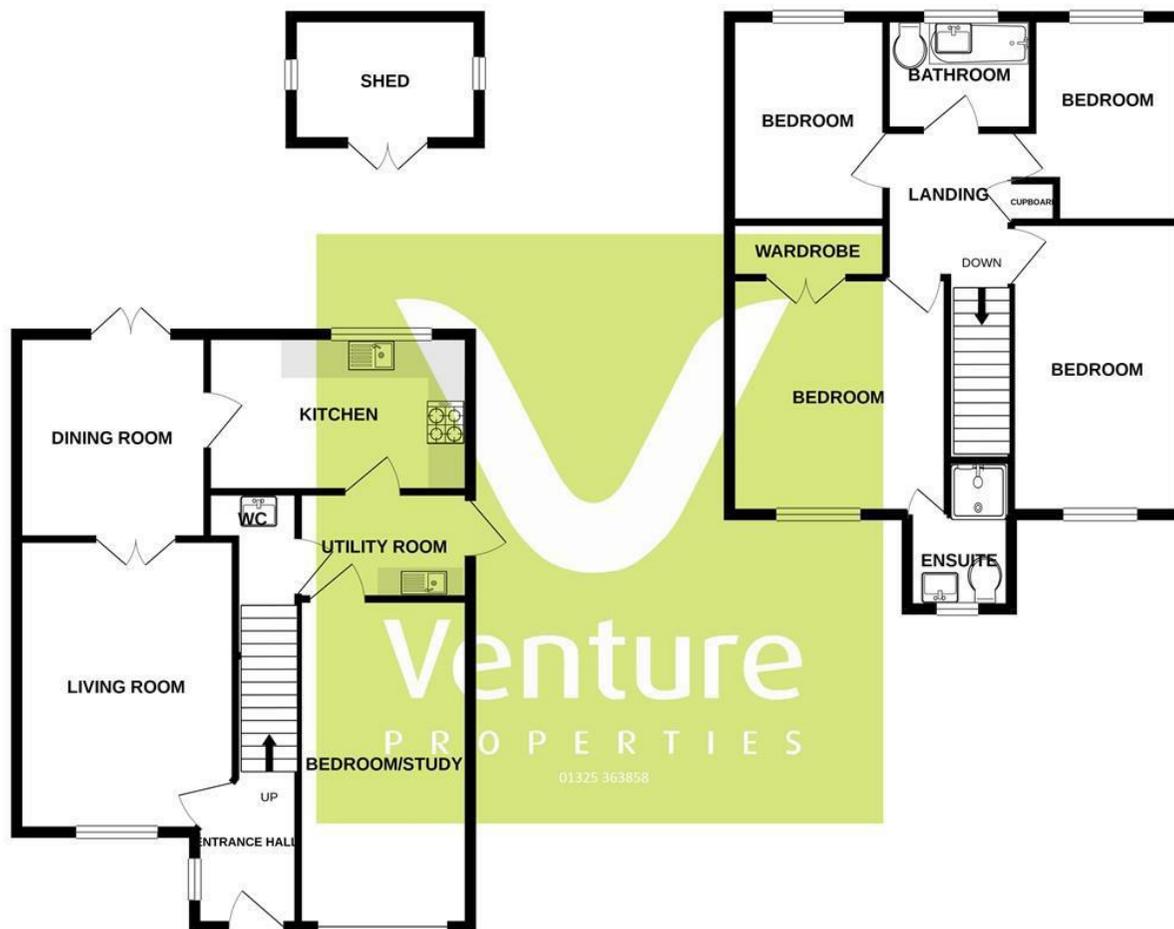
## Externally



Council Tax  
Band D

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

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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Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			82
(61-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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