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Hummersknott Avenue  
Darlington, DL3 8LG

**Offers in the region of £260,000**

House - Semi-Detached  
4 Bedroom/s  
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN, this impressive home has been extended and well maintained over the years, the spacious living accommodation offers an ideal family home within walking distance to well regarded schooling and amenities. Benefits include two good size reception rooms an extended kitchen/breakfast room, with the added advantage of a further sitting room which could be used as an additional bedroom complete with cloaks/WC. To the first floor is a landing area three spacious bedrooms and shower room with separate WC.

Externally having a driveway allowing off road parking and GARAGE, side access opening to a mature established SOUTH FACING REAR GARDEN, perfect for all the family to enjoy the summer sunshine.





- NO ONWARD CHAIN
- POPULAR WEST END LOCATION
- TWO RECEPTION ROOMS
- MATURE ESTABLISHED SOUTH FACING REAR GARDEN
- EXTENDED TO THE REAR
- WALKING DISTANCE TO SHOPS AND EXCELLENT SCHOOLS.
- DRIVEWAY & GARAGE

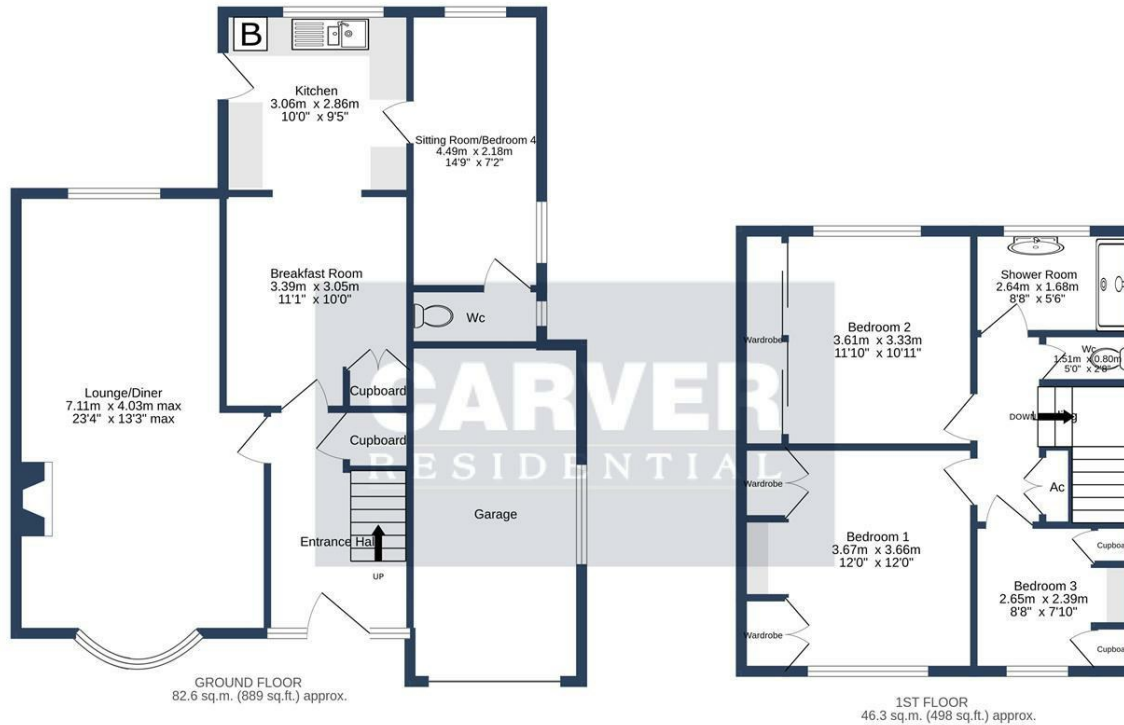
**GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing and Alarm system.

Local Authority: Darlington Borough Council (Tax Banding to be confirmed.)



HUMMERSKNOTT AVENUE, DARLINGTON. DL3 8LG.

TOTAL FLOOR AREA: 128.9 sq.m. (1388 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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