



Located on Hutton Avenue in Darlington, this delightful, extended, semi-detached house, built in 1931, offers a perfect blend of classic character and modern living. The property has been thoughtfully extended and is presented to an exceptional standard, making it an ideal choice for families or those seeking a comfortable home. Inside, you will find three spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen is perfect for culinary enthusiasts, while the three bedrooms offer a peaceful retreat at the end of the day. The bathroom is tastefully designed, ensuring both functionality and style. One of the standout features of this property is the superb rear garden, which provides a tranquil outdoor space for gardening, play, or entertaining as there is also a useful garage with summerhouse/bar area to the rear. This home is ready to move into, allowing you to settle in without the hassle of renovations or repairs. With its prime location and exceptional presentation, this property is a rare find in the market. Do not miss the opportunity to make this lovely house your new home.





- EXTENDED HOME
- OFF STREET PARKING
- READY TO MOVE INTO

- GARAGE/SUMMERHOUSE/BAR
- SUPERBLY PRESENTED PROPERTY
- POPULAR LOCATION

GENERAL INFORMATION:

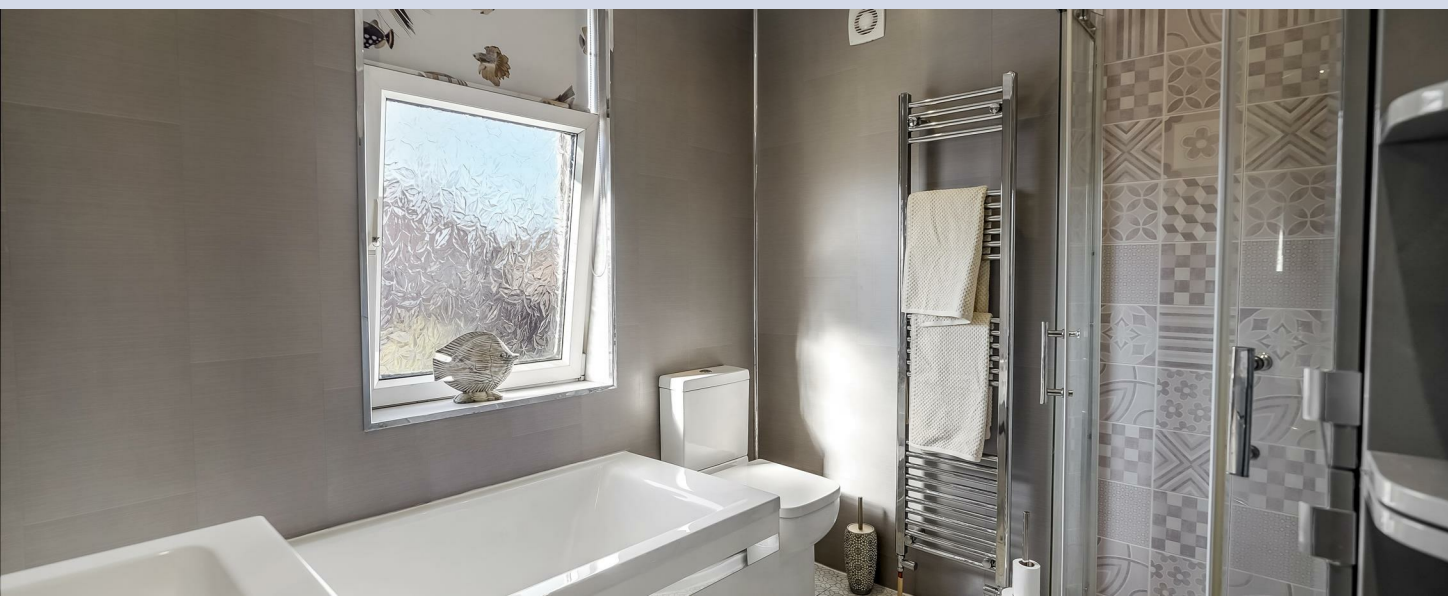
Tenure: Freehold

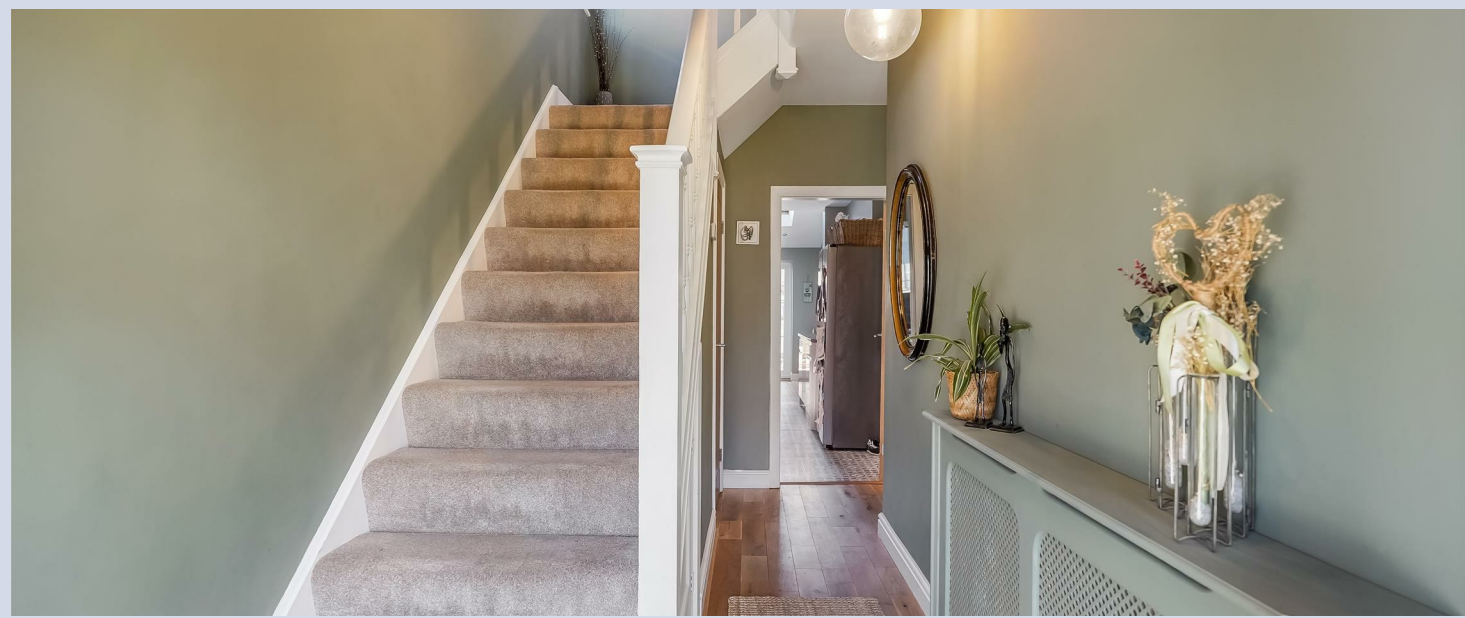
Services: Gas central heating, mains electric, water and drainage.

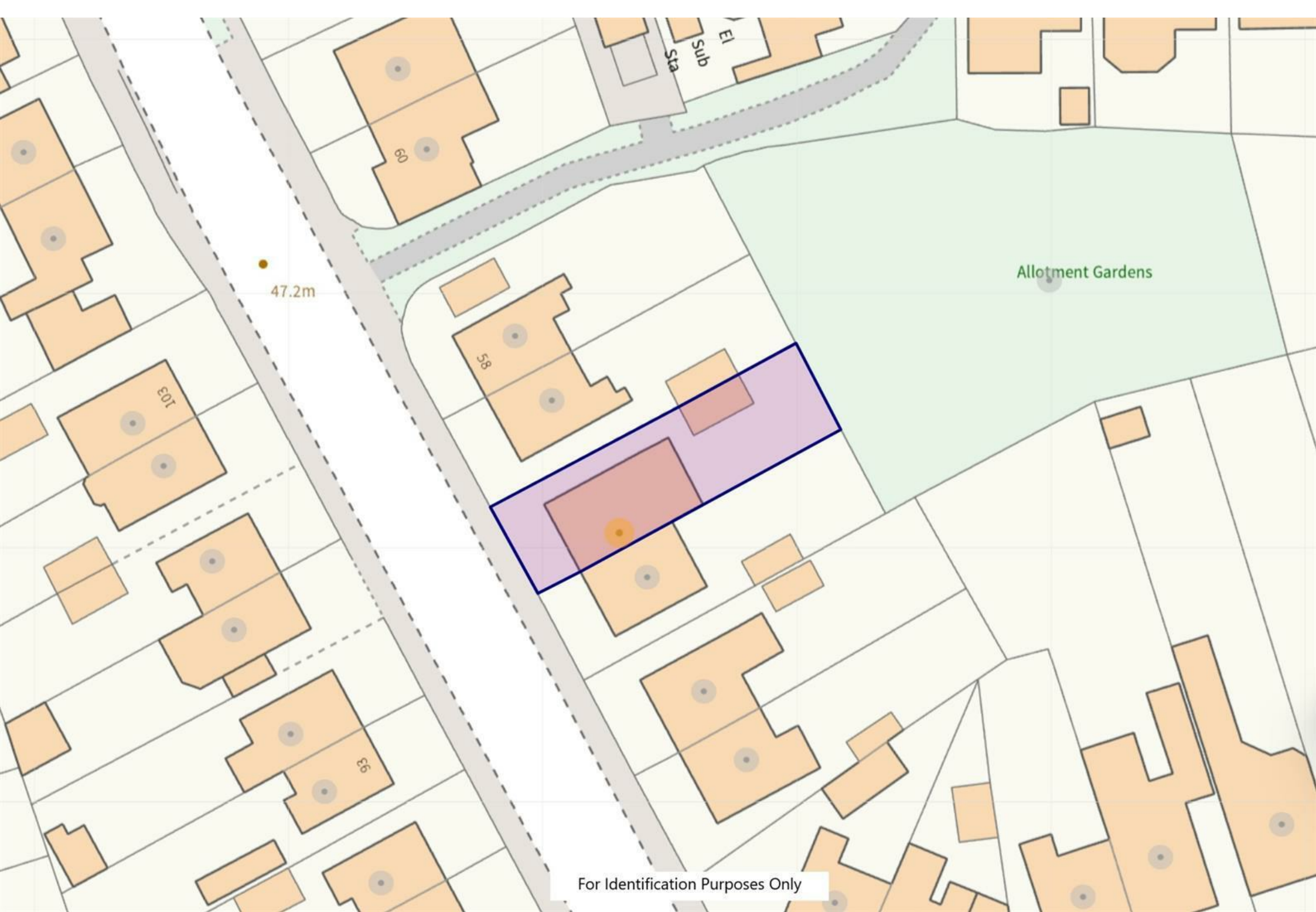
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

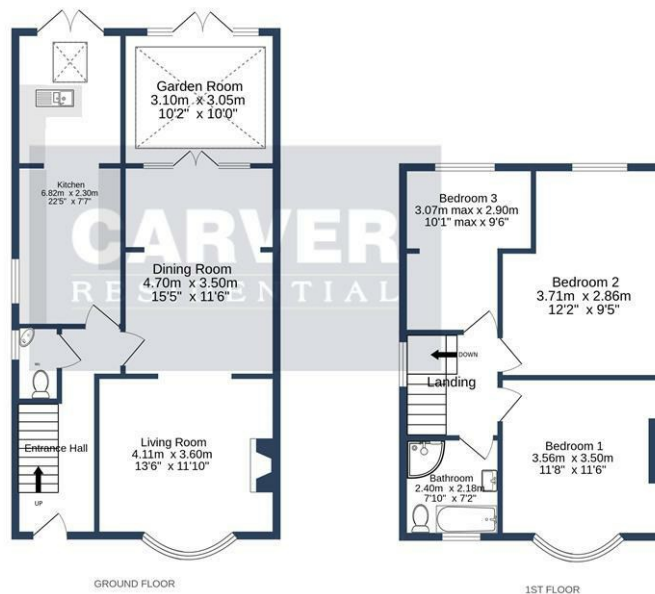








For Identification Purposes Only



HUTTON AVENUE, DARLINGTON, DL1 2AQ.

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		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	62	74
	EU Directive 2002/91/EC	

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MAB 6202



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