



\*\* MID TERRACE HOUSE \*\* \*\* THREE BEDROOMS \*\* \*\* POPULAR RESIDENTIAL AREA \*\*  
\*\* PEDESTRIANISED TO THE FRONT \*\* \*\* OVERLOOKING AN ATTRACTIVE GREEN AREA \*\*  
\*\* GOOD TRANSPORT LINKS \*\* \*\* CLOSE TO AMENITIES \*\* \*\* VIEWING RECOMMENDED \*\*

This three bedroom mid terrace house is located in a cul de sac position off Ketton Avenue in the popular Harrowgate Hill area of Darlington. The property enjoys a pleasant pedestrianised position to the front with vehicle access to the rear. Overlooking an attractive green area to the front.

Ketton Avenue is located off Alwyn Road within easy reach of local shops, schools for all age groups, regular bus services and good transport links to both the A1(M) and A66.

In good decorative order the property benefits from gas central heating and uPVC double glazing. It would ideally suit a young family, first time buyer or would make an ideal investment property for an investor/landlord.

The accommodation briefly comprises: Entrance Porch, 24' open plan Lounge/ Dining Room with laminate flooring and french doors to the rear garden, modern fitted Kitchen, Landing, three Bedrooms - one with sliding door fitted wardrobes and Bathroom/ wc with modern white suite and wall mounted shower.

Externally there is a low maintenance front garden with direct access to the green space and a good sized enclosed low maintenance rear garden with timber garden shed.

Viewing is highly recommended.

In accordance with the requirements of the Estate Agents Act 1979 and The Property Ombudsman Code of Practice, we hereby give notice that the seller of this property is an employee of Smith & Friends Estate Agents. This disclosure is provided for transparency, and negotiations will proceed on the standard terms applicable to all clients and buyers.

**Kent Close, Darlington, DL3 0AU**  
**3 Bedroom - House - Mid Terrace**  
**£135,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: A**

## GROUND FLOOR

### Entrance Porch

6'2 x 4'10 (1.83m'0.61m x 1.22m'3.05m)

### Lounge/ Dining Room

24'8 x 14'8 narrowing to 7'10 (7.32m'2.44m x 4.27m'2.44m narrowing to 2.13m'3.05m)

### Kitchen

10'4 x 6'8 (3.05m'1.22m x 1.83m'2.44m)



## FIRST FLOOR

### Landing

#### Bedroom 1

16'0 x 8'4 (4.88m'0.00m x 2.44m'1.22m)

#### Bedroom 2

9'0 x 8'4 (2.74m'0.00m x 2.44m'1.22m)

#### Bedroom 3

10'8 x 6'0 (3.05m'2.44m x 1.83m'0.00m)

### Bathroom/ wc

6'2 x 6'0 (1.83m'0.61m x 1.83m'0.00m)



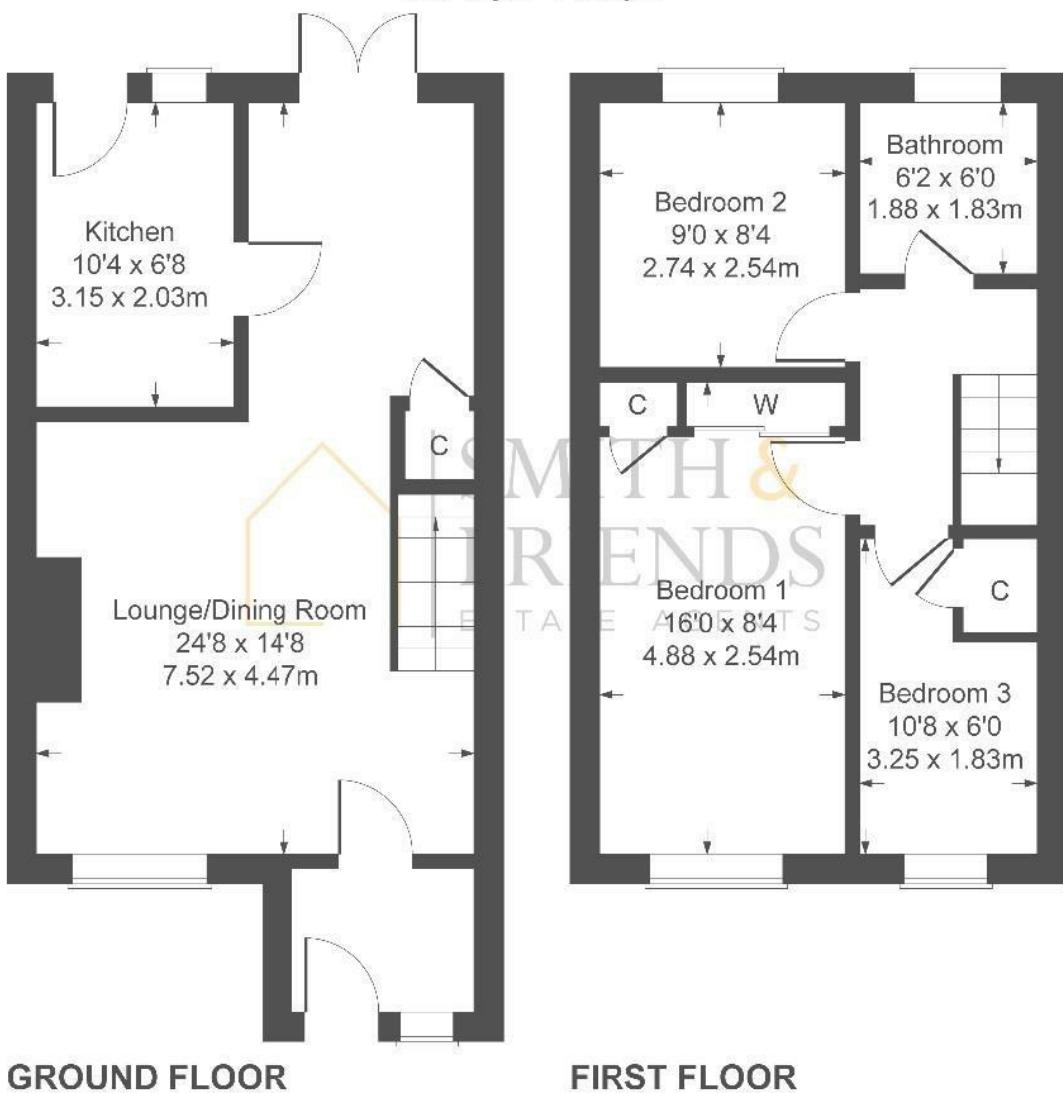
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# Kent Close

Approximate Gross Internal Area  
789 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

