

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433

Email: sales@anncordey.com www.anncordey.com





## 21 HARTLEA AVENUE, DARLINGTON, DL1 3NE

## Offers In The Region Of £235,000

Situated in the highly sought-after area of Beaumont Hill on the outskirts of Darlington, 21 Hartlea Avenue is a beautifully refurbished three-bedroom home offering spacious, modern living with the added benefit of stunning countryside views to both the front and rear. The property has been upgraded to a high standard by the current owners and features a recently block-paved driveway providing off-street parking, as well as a truly impressive, landscaped rear garden with multiple levels for seating and a high degree of privacy—perfect for entertaining or relaxing outdoors. Internally, the accommodation comprises a welcoming hallway, a generous lounge with access to a bright conservatory overlooking the garden, and a large, stylish kitchen/diner with quality wall, floor, and drawer units, contrasting worktops, and doors leading to both the front and rear of the property. Upstairs



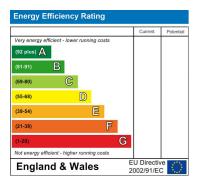


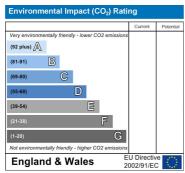
GROUND FLOOR 1ST FLOOR



of doors, windows, noons and any other terms are approximate and no responsibility is taken for any erroomission 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 thave not been tested and no guarant as to their operability or efficiency can be given.

Made with Meterory COTOS.





## YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.







