



## 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 offers three well-proportioned bedrooms and a modern shower room/WC. Energy efficiency is enhanced by the installation of solar





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their condition or operation.

Made with floorplan 12345

### 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>		
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

