



**Ketton Avenue**

Darlington DL3 0AT

**£135,000**





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# Ketton Avenue

Darlington DL3 0AT



- Two Bedroom Property
- Council Tax Band A

- Harrowgate Hill Location
- Epc Rating D

- Off Street Parking

Located in the popular Harrowgate Hill area of Darlington we offer to the market this well presented, updated and improved property situated on Ketton Avenue. Boasting two spacious reception rooms and a modern fitted kitchen this property offers a perfect blend of comfort and style, together with a ground floor cloakroom/w.c.

There are two good size bedrooms to the first floor and a study/seating area leading up to a spacious loft area ideal for a variety of uses. There is also a modern fitted shower room.

Externally the rear garden is easy to maintain and has ample storage and a garage, there is also residential parking to the rear.

## Entrance Porch

Upvc door to front and two windows to sides.

## Lounge

14'8 x 13'9 (4.47m x 4.19m)

Upvc double glazed window to front, staircase to first floor landing, double doors to dining room, feature fireplace and laminate flooring.

## Dining Room

14'8 x 10'6 (4.47m x 3.20m)

With double doors leading into kitchen, radiator and serving hatch. Storage cupboard.

## Kitchen

14'3 x 8'3 (4.34m x 2.51m)

Two upvc double glazed windows and door to rear, fitted with white wall, base and drawer units and a one and a half sink with mixer tap. Four ring gas hob. New York style tiled splashbacks

with part tiled walls. Serving hatch to dining room and laminate flooring.

## Ground Floor Cloaks

Upvc double glazed window to rear, low level w.c, wash hand basin and radiator.

## Bedroom One

13'9 x 8'5 (4.19m x 2.57m)

With a Upvc double glazed window to the front, laminate flooring, fitted wardrobes and storage and radiator.

## Bedroom Two

9'2 x 8'3 (2.79m x 2.51m)

Upvc double glazed window to rear, radiator and laminate flooring.

## Shower Room

Upvc double glazed obscure window to rear, fitted with a shower cubicle, low level w.c, wash hand basin, radiator and vinyl flooring.

## Study/Seating area

10'8 x 6'2 (3.25m x 1.88m)

Upvc double glazed window to front with staircase to the loft space. Under stairs storage area. (formerly the third bedroom)

## Loft Space

14'2 x 11'5 (4.32m x 3.48m)

With a velux window, fully boarded with power and light.

## Externally

The front has a block paved area with a communal lawned area. The rear garden is mainly paved with outside water supply and storage sheds and a garage with access to the rear services lane.

## Council Tax

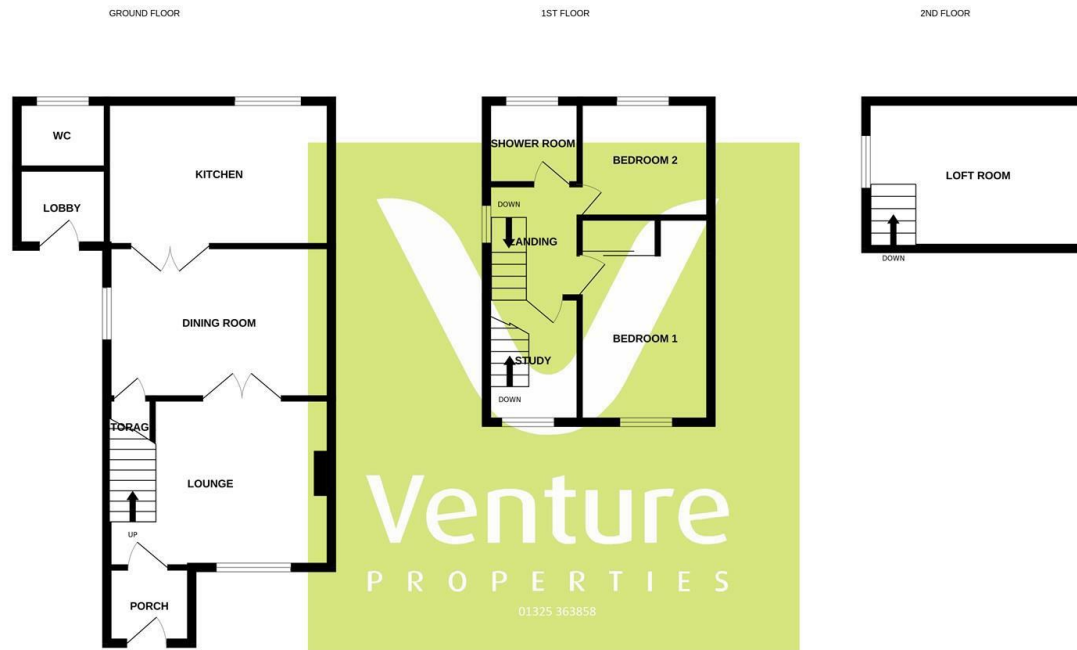
Band A

## Tenure

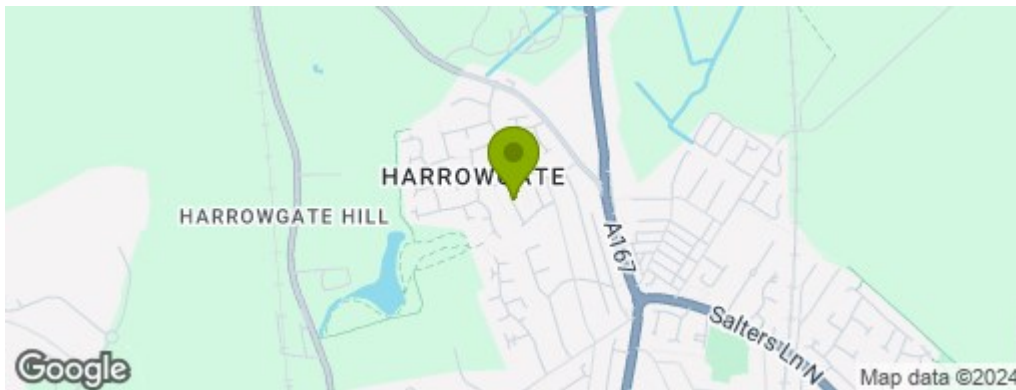
Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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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## Property Information

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