



Avon Road
Darlington DL2 2HF
£210,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Avon Road

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- Three Bedroom Property
- Council Tax Band C

- Sought After Hurworth Location
- Epc Rating D

- Close to Schools and Amenities

In the sought after area of Hurworth, Darlington, this delightful semi-detached house on Avon Road presents an ideal opportunity for families seeking a comfortable and inviting home. With three bedrooms, this property offers ample space for family living. The two reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all family members. The garden to the rear of the property enhances its appeal, offering lovely outdoor space with the added feature of a Summer House. Off street parking for two vehicles and a garage only adds to the practicality of this home, making it easy for residents and guests alike.

Whether you are a first-time buyer or looking to relocate, this home is a wonderful choice for those seeking a blend of comfort, convenience, and a welcoming community.

Do not miss the chance to make this lovely house your new family home.

Entrance Hall

Upvc door to side.

Lounge

17'03 x 13'10 (5.26m x 4.22m)

Window to front, coving to ceiling, fireplace and radiator.

Garden Room

11'06 x 11'01 (3.51m x 3.38m)

Double doors to rear, half wall, half glazed bright and airy room with spotlights to ceiling and door to side.

Kitchen/Breakfast Room

13'10 x 11'08 (4.22m x 3.56m)

Upvc double glazed window to front, fitted with Navy blue wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob with extractor over and double oven. There is space for a fridge freezer, washing machine and dishwasher. Laminate floor and radiator.

Bedroom One

10'01 x 7'00 (3.07m x 2.13m)

Upvc double glazed window to front and radiator.

Bedroom Two

13'11 x 10'02 (4.24m x 3.10m)

Upvc double glazed window to rear and radiator.

Bedroom Three

10'11 x 7'03 (3.33m x 2.21m)

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

Externally

To the front there is a drive leading to gated area for off street parking and access to garage.
To the rear is laid to Astro turf with summerhouse with power supply.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area: No

Flood Risk Very low

Floor Area: 828 ft 2 / 77 m 2

Plot size:

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

20 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

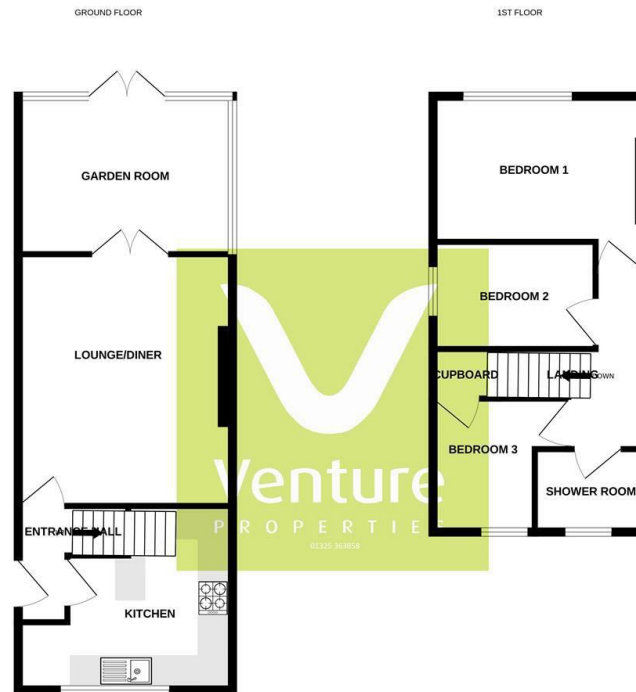
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Sky

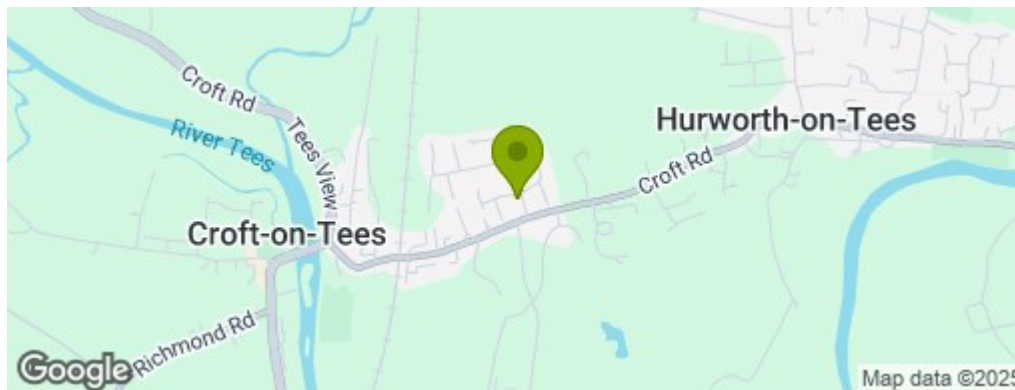
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Note

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 for any prospective purchase. The area, square and approximate measurements are given and no guarantee as to their accuracy or efficiency can be given. Made with Metagen 02/05



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