



VENTURE
PLATINUM

Hartlea Avenue | Darlington
Offers In The Region Of £235,000



On Hartlea Avenue in Darlington, this well-presented semi-detached house offers a delightful living experience for families and professionals alike. Boasting three spacious bedrooms, this property provides ample room for comfortable living. The inviting reception room serves as a perfect space for relaxation and entertaining guests, while the conservatory enhances the home's appeal, allowing for an abundance of natural light and a seamless connection to the outdoors.

The property features a well proportioned and modern style Kitchen/Diner, perfect for hosting gatherings with family and friends.

Additionally, the convenience of parking for one vehicle ensures that you have easy access to your home.

With its thoughtful layout and attractive features, this semi-detached house on Hartlea Avenue is a wonderful opportunity for those seeking a blend of comfort and style in a desirable location.

Don't miss the chance to make this lovely property your new home.

Entrance Hall

Upvc door to front and staircase to first floor landing.

Lounge 5.00m x 3.10m (16'5 x 10'2)

Upvc double glazed window to front, electric fire in surround, radiator and French doors to rear.

Kitchen/Diner 4.98m x 4.67m x 3.86m (16'4 x 15'4 x 12'8)

Composite door to front and rear, Upvc double glazed windows to front and rear. Fitted with modern wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker, dishwasher, washing machine, tumble dryer and freezer. Under stairs storage.

Conservatory 3.91m x 3.45m (12'10 x 11'4)

With half brick, half Upvc double glazing and ceiling fan. Storage cupboard.

First Floor Landing

Upvc double glazed window to rear and storage cupboard.

Shower Room

Two Upvc double glazed windows to rear, walk in shower, w.c, wash hand basin and heated towel rail.

Bedroom One 3.94m x 2.72m (12'11 x 8'11)

Upvc double glazed window to front and storage cupboard with radiator.

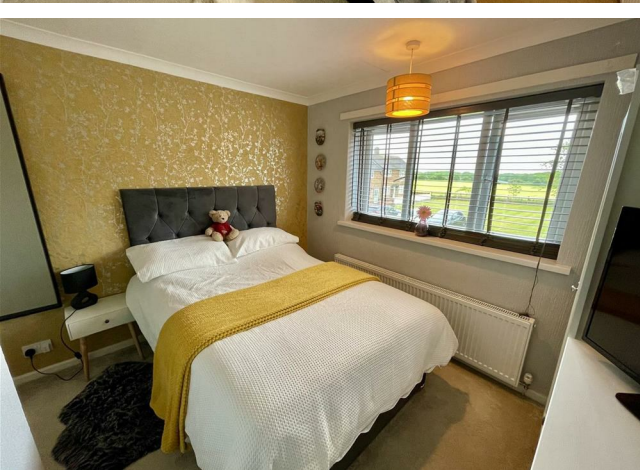
Bedroom Two 3.02m x 2.39m (9'11 x 7'10)

Upvc double glazed window to front and radiator.

Bedroom Three 3.02m x 2.18m (9'11 x 7'2)

Upvc double glazed window to rear and radiator.





Externally

To the front there is a block paved drive to provide off street parking.

Top the rear is laid to artificial lawn with patio area, pond, summer house and shed.







Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 818 ft 2 / 76 m 2

Plot size: 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Tenure

Freehold

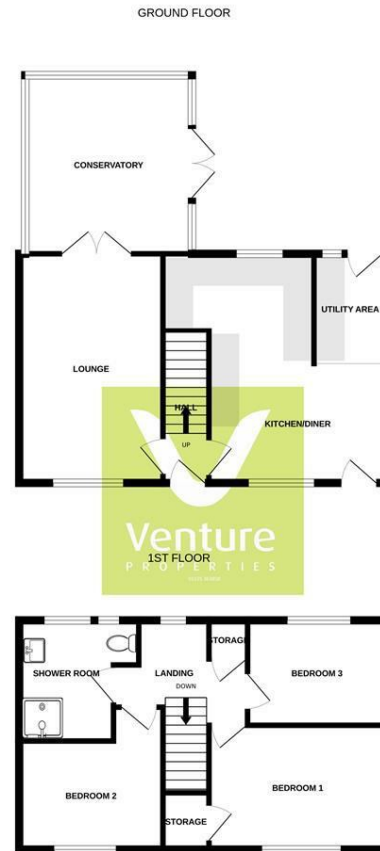
Note

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





21 Hartlea Avenue | Darlington



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.
Made with Metropix iC2025

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

45 Duke Street, Darlington, County Durham,
DL3 7SD

01325 363858
www.venturepropertiesuk.com