

Ketton Avenue

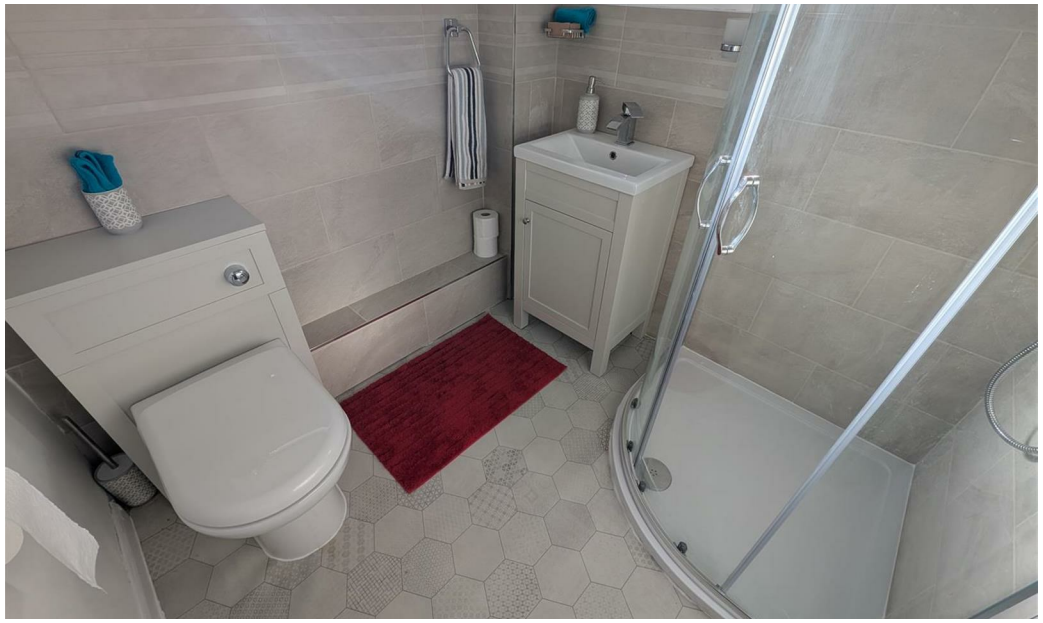
Darlington DL3 0AT

Offers Over £140,000

Venture
PROPERTIES









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.









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.









Ketton Avenue

Darlington DL3 0AT



- Three Bedroom Semi-Detached Property
- Of Street Parking to the Rear
- Ideal First Time Buy
- Harrowgate Hill Area of Darlington
- Enclosed Rear Garden
- Council Tax Band A
- No Onward Chain
- Priced To Sell
- EPC Rating C

In the popular area of Harrowgate Hill, Darlington, this delightful three bedroom, terraced house on Ketton Avenue offers a perfect blend of comfort and convenience. With well-proportioned rooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

A few of the benefits of this property include the fact that there is No Onward Chain, the boiler remains under guarantee, some rooms have been re-plastered, cavity wall insulation is in place and the porch has recently had a new roof installed.

Externally, the property boasts a well stocked, private garden to the rear, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding after a long day. Additionally, the property offers parking for two vehicles to the rear, a valuable asset in this area.

With easy access to the A1 and A66, commuting and exploring the surrounding regions is a breeze. The town centre is a short drive away, or for those who do not drive, there is frequent transport available nearby. This home presents an excellent opportunity for those looking to settle in a friendly neighbourhood with convenient amenities nearby. Don't miss the chance to make this charming terraced house your new home.

Front Entrance Porch
Upvc door to front and windows to both sides.

Lounge
14'7 x 13'11 (4.45m x 4.24m)
Upvc double glazed windows to front and side, feature fireplace with inset fire, staircase to first floor and radiator.

Dining Room
9'3 x 7'10 (2.82m x 2.39m)
Upvc double glazed window to rear, space for a dining table and chairs, under stairs storage. Window on internal wall looking into the adjacent kitchen.

Kitchen
10'2 x 6'6 (3.10m x 1.98m)
Upvc double glazed window and door to rear, brand new modern style, fitted wall, base and drawer units, integrated electric hob and oven with fixed extractor over. Stainless steel sink with mixer tap, space for a fridge freezer and washing machine. Part tiled walls.

First Floor Landing
Upvc double glazed window to side.

Bedroom One
13'9 x 8'3 (4.19m x 2.51m)
Upvc double glazed window to front, fitted wardrobes with sliding doors and radiator.

Bedroom Two
9'2 x 8'3 (2.79m x 2.51m)
Upvc double glazed window to front and radiator. With room for bed and bedroom furniture

Bedroom Three
10'9 x 6'2 (3.28m x 1.88m)
Upvc double glazed window to rear and radiator.

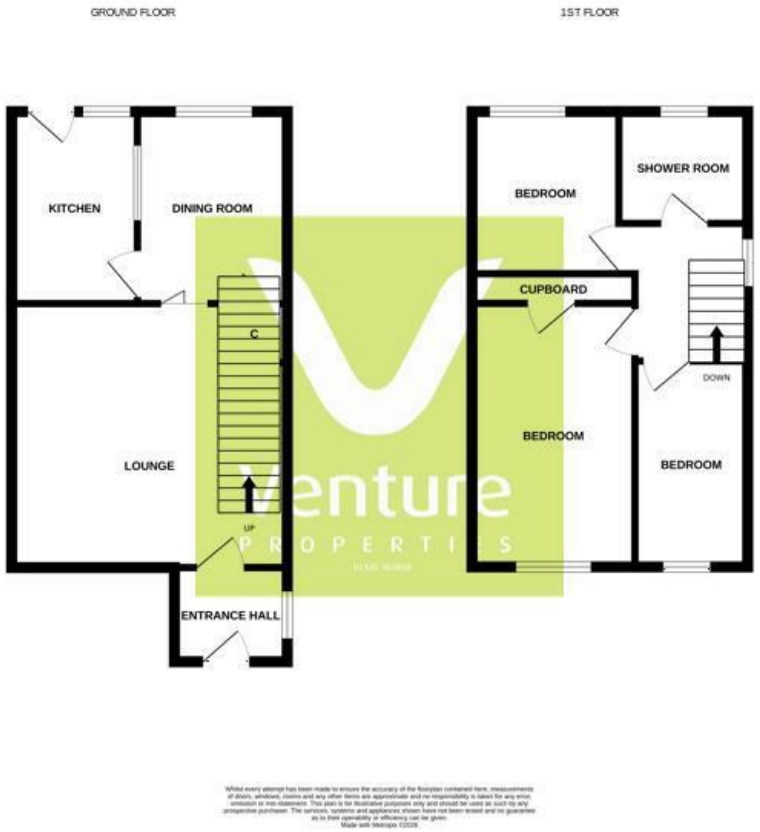
Shower Room
Upvc double glazed obscure window to rear, Brand new shower cubicle, wash hand basin in vanity and back to wall, low level w.c. Part tiled walls and radiator.

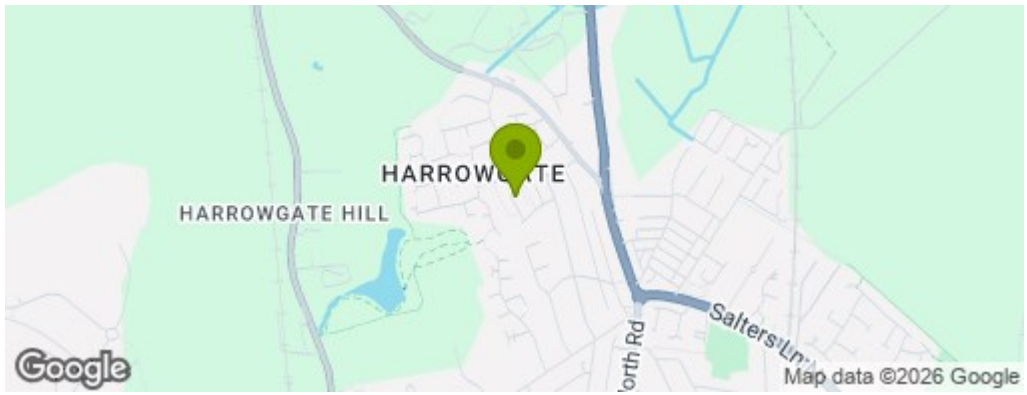
Externally
To the front is an enclosed garden mainly laid to lawn with well stocked borders. Beyond the garden there is a pleasant view of a communal open green space. To the rear is a split level enclosed garden, with a mixture of lawn, concrete and paved areas. Plenty of plants, shrubs and trees and gated access to the rear driveway, providing off street parking, and room for extension if needed.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 742 ft 2 / 69 m 2
Plot size 0.04 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
4 Mbps
Superfast
105 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

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





Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com