Ann Cordey
ESTATE AGENTS

87 Hummersknott Avenue, Darlington, DL3 8RR

Offers In The Region Of £330,000

87 Hummersknott Avenue, Darlington, DL3 8RR

A generous FOUR BEDROOMED family home situated in the desired West End of Darlington and close to a number of well regarded schools. The property at Hummersknott Avenue has been much improved with modern kitchen and bathroom and is in ready to move into order. All four of the bedrooms are very well proportioned, with three being double rooms with the single bedroom being a well proportioned single room.

The lounge is of a good size and the open kitchen dining is a superb social space with French doors opening onto the garden. A door directly from the kitchen accesses the garage which is handy for storage and there is a convenient ground floor cloaks/WC too.

The front garden is open plan and mainly laid to lawn with a driveway for off street parking. Access to the rear garden is via a UPVC door. The rear garden is enclosed with fencing and again laid to lawn with paved patio and a second decked seating area. There is also a raised garden bed and a useful storage shed.

The area is popular with families looking for well proportioned homes in the catchment of good schools. There are regular bus services and transport links and within walking distance to the town centre. The property is well maintained and is in ready to move into order. Warmed by gas central heating and fully double glazed.

TENURE: Freehold
COUNCIL TAX: D

Hummersknott Avenue is ideally placed within Darlington's desirable West End, an established residential area particularly popular with families due to its excellent choice of schooling and convenient access to amenities. The surrounding area provides easy access to Abbey Infant and Junior Schools, Hummersknott Academy and Carmel College, with local facilities and convenience stores also close by. Darlington town centre is readily accessible, while excellent road links provide straightforward journeys towards the A1(M) and A66. Darlington railway station is also within easy reach, providing regular mainline services and making the location particularly appealing to commuters.

RECEPTION HALLWAY
A UPVC door opens into the reception hallway which has a laminate floor, staircase to the first floor and access to the kitchen and lounge.

CLOAKS/WC
With low level WC and ceramic hand basin. There is also a storage unit.

LOUNGE
12'11" x 17'7" (3.96 x 5.37)
A generous reception room, light and bright with a window overlooking the front aspect.

KITCHEN & DINING ROOM
21'6" x 9'11" (6.57 x 3.03)
Upgraded and fitted with a range of modern grey gloss cabinets and complementing work surfaces. The integrated appliances include an electric oven and electric hob, microwave and dishwasher. The room is open plan to a dining area which can easily accommodate a large family table and has French doors opening onto the garden. There is a window that overlooks the garden and a UPVC door that opens for access to the garage and the rear garden.

FIRST FLOOR

LANDING
The landing leads to all four bedrooms and the shower room/WC. There is a built in linen cupboard and a window to the side aspect, there is also access to the attic area.

BEDROOM
13'4" x 10'1" (4.08 x 3.08)
A generous master bedroom with paneled feature wall and overlooking the rear aspect.

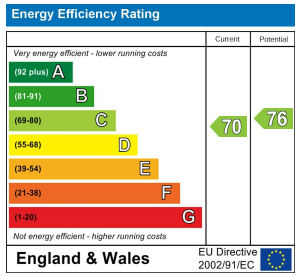
BEDROOM
11'10" x 9'10" (3.62 x 3.02)
A second good sized double bedroom this time overlooking the front aspect.

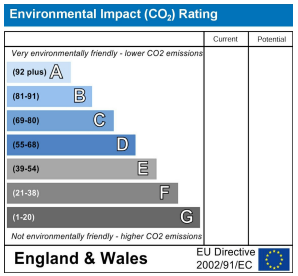
BEDROOM
10'0" x 9'10" (3.05 x 3.02)
A third double room also overlooking the front aspect.

BEDROOM
9'4" x 8'11" (2.85 x 2.72)
A well proportioned single room with a window to the rear aspect.

BATHROOM/WC
Refitted with a white suite which comprises of paneled bath with over the bath waterfall shower. The WC and hand basin are positioned within a white gloss vanity cabinet.

EXTERNALLY
The front of the property is open plan and laid to lawn with a paved driveway. The rear garden is of a good size and again laid to lawn with both paved patio and decked seating areas. There is also a raised garden bed and useful storage sheds.





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The Property Ombudsman

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