



Hillclose Avenue

Darlington DL3 8BH

£300,000



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.



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# Hillclose Avenue

Darlington DL3 8BH



- Three Bedroom Bungalow
- Mowden Location
- Council Tax Band E

- Gardens to Front and Rear
- Close to Amenities
- EPC Rating tbc

- Double Garage and Off Street Parking
- Travel & Transport Links Nearby

In the desirable Mowden area of Darlington, this three-bedroom bungalow on Hill Close Avenue offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen and bathroom ensure that all your daily needs are met with ease.

The bungalow features three bedrooms, making it an ideal home for families or those seeking extra space for guests or a home office. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the off-street parking, which accommodates up to three vehicles, along with a double garage for additional storage or workshop space. This is a rare find in the area, providing both security and convenience for your vehicles.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and parks, making it a perfect location for families and individuals alike. Whether you are looking to downsize or seeking a new family home, this bungalow offers a wonderful opportunity to enjoy a peaceful lifestyle in a vibrant community.

In summary, this delightful bungalow on Hillclose Avenue is a must-see for anyone looking to settle in the heart of Darlington. With its spacious living areas, ample parking, and proximity to amenities, it presents an excellent opportunity for comfortable living.

## Front Entrance Porch

Upvc door and double glazed window to front.

## Entrance Hall

Storage cupboard, access to loft and radiator.

## Lounge

15'7 x 13'4 (4.75m x 4.06m)

Upvc double glazed window to front and radiator.

## Dining Room

12'1 x 8'9 (3.68m x 2.67m)  
Sliding door to rear and radiator.

## Kitchen

12'9 x 8'9 (3.89m x 2.67m)  
Upvc double glazed window to rear, wall, base and drawer units, four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap and radiator.

## Utility Room

13'7 x 9'5 (4.14m x 2.87m)  
Upvc double glazed window and door to side and radiator.

## Cloaksroom/W.C

With low level w.c and wash hand basin.

## Bedroom One

13'7 x 11'9 (4.14m x 3.58m)  
Upvc double glazed window to front and radiator.

## Bedroom Two

14'1 x 8'10 (4.29m x 2.69m)  
Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Three

9'5 x 8'11 (2.87m x 2.72m)  
Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bathroom

Upvc double glazed window to side, bath and shower cubicle, w.c, wash hand basin, storage cupboard and radiator.

## Externally

To the front there is a driveway and low maintenance garden with access to double garage.

To the rear is an enclosed garden mainly laid to lawn with patio area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

49 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

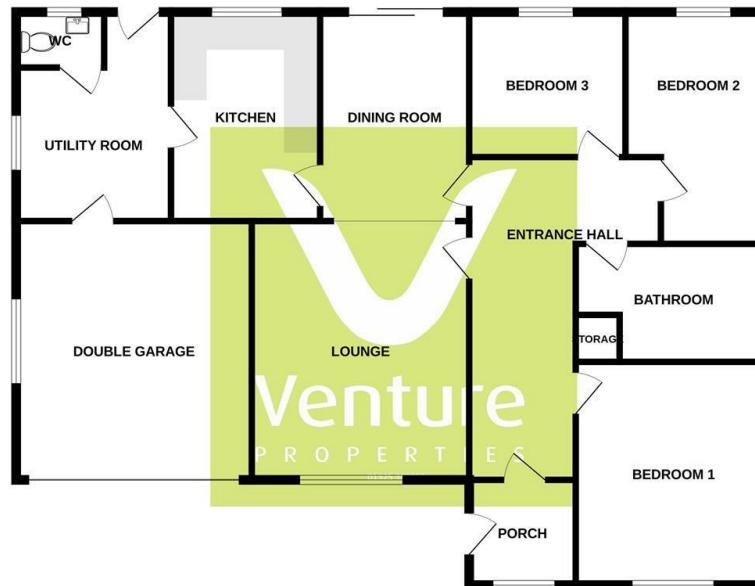
Sky

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

### GROUND FLOOR



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 and equipment 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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