



## 20 KETTON AVENUE, DARLINGTON, DL3 0AT

**£155,000**

Located in the popular Harrowgate Hill area of Darlington, this well-presented three-bedroom semi-detached home is offered for sale with no onward chain. Enjoying a pleasant outlook over a green space to the front, with the road and driveway access to the rear, the property benefits from both privacy and convenience. Internally, the accommodation comprises an entrance porch, spacious lounge, dining room, and a re-fitted modern kitchen, while to the first floor there are three well-proportioned bedrooms and a recently fitted shower room/wc. Externally, there are gardens to both the front and rear, with the rear featuring double gates and a driveway providing off-street parking. A superb opportunity for first-time buyers, families or investors seeking a home ready to move into in a sought-after residential location close to local amenities, schools and transport links.



## ENTRANCE PORCH

### LOUNGE

14'7" x 13'11" (4.47m x 4.26)

Spacious lounge with double glazed window to the front and side,

### DINING ROOM

9'3" x 7'10" (2.84 x 2.39)

Ample dining space and double glazed window to the rear aspect, understairs storage cupboard

### KITCHEN

10'2" x 6'6" (3.12 x 2.00)

Recently re-fitted kitchen with a range of wall floor and drawer units, contrasting work surfaces, fitted appliances and door to the rear leading into the Garden.

### BEDROOM ONE

13'9" x 8'3" (4.20 x 2.52)

Spacious double bedroom with double glazed window to the front aspect, large fitted wardrobes.

### BEDROOM TWO

9'2" x 8'3" (2.80 x 2.52)

A further double bedroom with double glazed window to the rear.

### BEDROOM THREE

10'9" x 6'2" (3.28m x 1.89m)

Generous single bedroom with double glazed window to the front aspect.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general information only and should not be relied upon as being accurate or as a substitute for professional advice. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. Made with Metrixpro (c)2025

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

