



Hazel Avenue

Darlington DL3 6QF

Offers Over £140,000





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 firm's 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 firm's 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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hazel Avenue

Darlington DL3 6QF



- Two Bedroom Mid Terrace
- Enclosed Off Street Parking to Rear
- Excellent Travel and Transport Links

- Deceptively Spacious
- Desirable Denes Area within Close Proximity to Cockerton
- Council Tax Band A

- Stylishly Upgraded Throughout
- All Amenities Closeby
- EPC Rating C

Welcome to Hazel Avenue in Darlington, this beautifully presented two-bedroom terraced house offers a delightful blend of modern living and classic comfort. Upon entering, you will be greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The stylish refurbishment throughout the property ensures a contemporary feel while maintaining its character.

The well-appointed kitchen and bathroom provide all the necessary amenities for comfortable living. The two bedrooms are generously sized, offering ample space for rest and personalisation.

One of the standout features of this property is the enclosed off-street parking at the rear, providing both convenience and security for your vehicle.

Situated close to local amenities, you will find shops, schools, and parks within easy reach, making this home ideal for families and professionals alike.

This terraced house on Hazel Avenue is not just a place to live; it is a wonderful opportunity to enjoy a vibrant community in a stylish and comfortable setting. Do not miss the chance to make this lovely property your new home.

Entrance Vestibule

Composite door to front.

Entrance Hallway

Oak entrance door to an airy reception hallway.

Lounge

13'6 x 11'5 (4.11m x 3.48m)

Upvc double glazed bay window to front, deep coving to ceiling, chimney breast with fireplace into recess, tiled hearth and electric log burner stove, storage into alcoves. Laminate flooring.

Dining Room

15'10 x 11'8 (4.83m x 3.56m)

Upvc double glazed window to rear, open aspect to kitchen, recess fireplace into chimney breast, with storage into alcove. Under stairs storage cupboard, laminate flooring and two radiators, one being vertical. Ample space for a table and chairs.

Kitchen

12'5 x 6'10 (3.78m x 2.08m)

Upvc double glazed window to side and door to rear courtyard. Fitted with high quality, dual coloured wall, base and drawer units and contrasting Quartz worktops. Integrated sink with mixer tap, NEFF integrated hob with extractor over and double eye level oven. Space for a washing machine and fridge freezer, spotlights to ceiling and access to loft.

First Floor Landing

Bedroom One

15'7 x 11'2 (4.75m x 3.40m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

14'11 x 8'10 (4.55m x 2.69m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen. Back to wall w.c and wash hand basin with mixer tap in vanity unit. Part tiled walls and heated towel rail.

Externally

To the front there is a forecourt with gated entry.

To the rear is an enclosed, part sheltered space with garage door access. currently laid to artificial lawn.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 871 ft 2 / 81 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

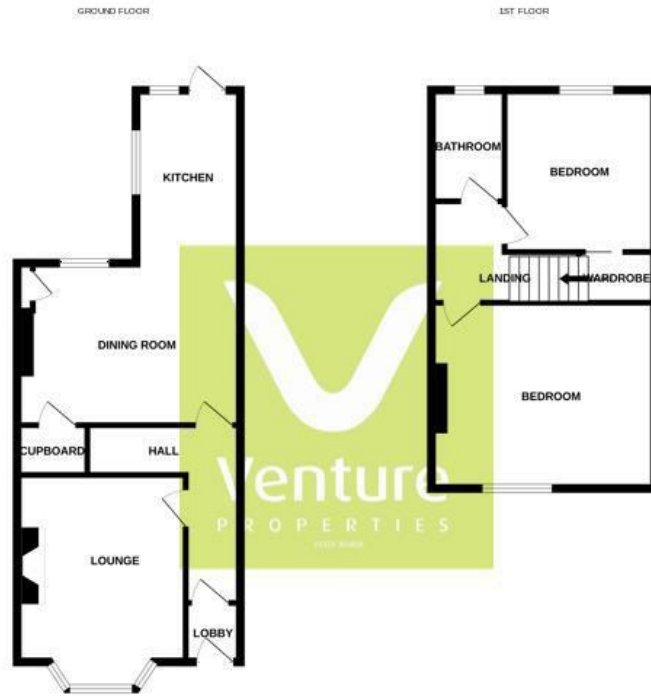
BT

Sky

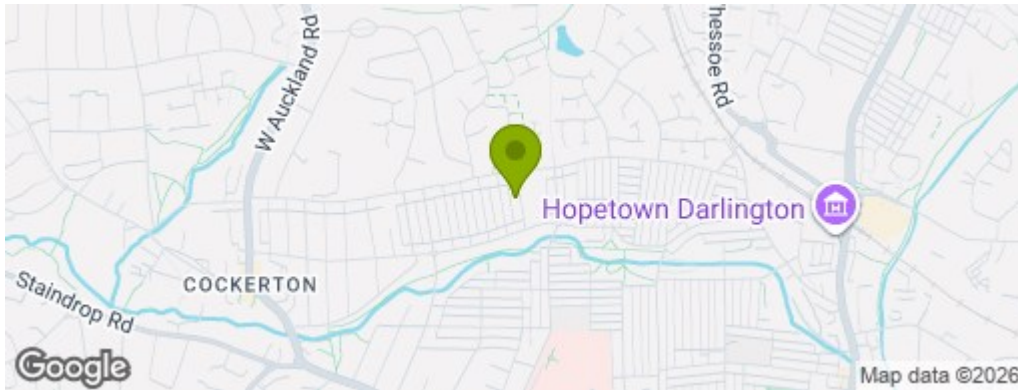
Virgin

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.



While every attempt has been made to ensure the accuracy of the floor plan, the measurements of all areas, including walls and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a legal document or for any other purpose. The correct location and approximate measurements should be used as a guide only. It is the responsibility of the buyer to verify the facts. Plans and drawings ©2026



Property Information

01325 363858

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