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SALES & LETTINGS

Hummersknott Avenue
Darlington, DL3 8JX
Offers over £300,000

House - Semi-Detached



Situated in the highly sought-after Hummersknott area, this beautifully maintained three-bedroom semi-detached property offers a wonderful opportunity for families and those seeking a well-presented home in a popular residential location.

The property benefits from three well-proportioned bedrooms, comfortable living accommodation and attractive front and rear gardens, which have been lovingly maintained and provide a pleasant outdoor space for relaxing and entertaining.

Externally, there is a spacious garage offering excellent storage or practical workshop space, together with off-street parking to the front.

The property is also ideally positioned within the catchment areas of several popular and well-regarded local schools such as Carmel College and Hummersknott Academy, making it an appealing choice for families.

With its attractive setting, generous outdoor space, excellent parking and highly regarded location, this is a home that deserves to be viewed.



- Popular Hummersknott location
- Garage and off street parking
- Duel aspect living/dining room
- Traditional 1950s style semi
- Front and rear gardens

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

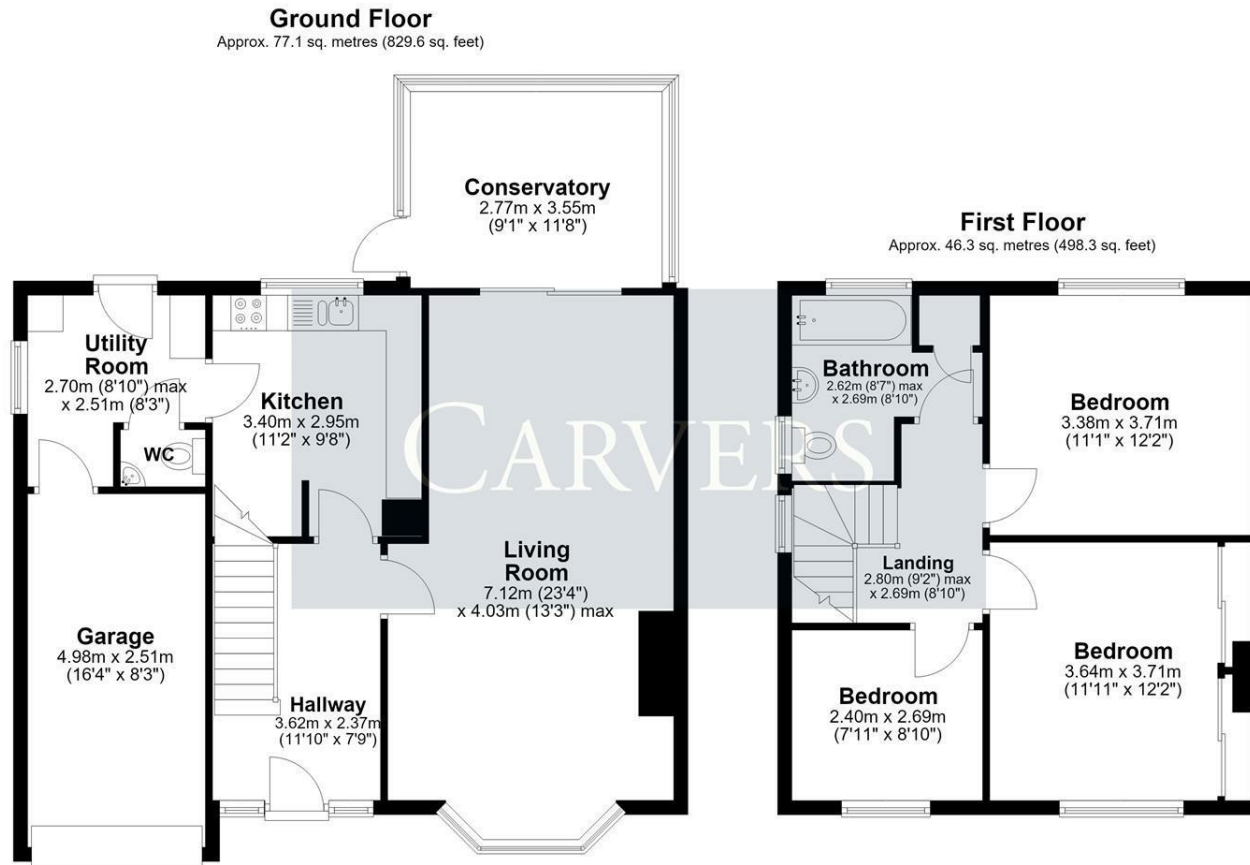
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





Total area: approx. 123.4 sq. metres (1327.9 sq. feet)
17 Hummersnott Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1076.00 sq ft

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