



Welcome to Shearwater Avenue, Darlington - a charming semi-detached house that could be your next dream home! This property boasts three spacious bedrooms, making it perfect for a growing family looking for a comfortable living space.

The enclosed rear garden provides a private outdoor space where you can relax and unwind after a long day.

One of the features of this property is the larger than average garage, ideal for those who are passionate about cars or simply in need of extra storage space. With no onward chain, you can move in hassle-free and start creating new memories in this lovely home.

Buyers please note that there is a piece of land to the west of the rear garden which is acquired land, therefore we would advise buyers please take legal advice.





- NO ONWARD CHAIN
- WELL PLACED FOR SCHOOLS & SHOPS
- LARGE DRIVEWAY
- GOOD SIZED GARAGE IDEAL FOR THE MOTOR ENTHUSIAST

- SUITED TO FAMILY OCCUPATION
- EASY ACCESS TO THE A66 AND SURROUNDING COMMERCIAL CENTRES
- ENCLOSED REAR GARDEN

GENERAL INFORMATION

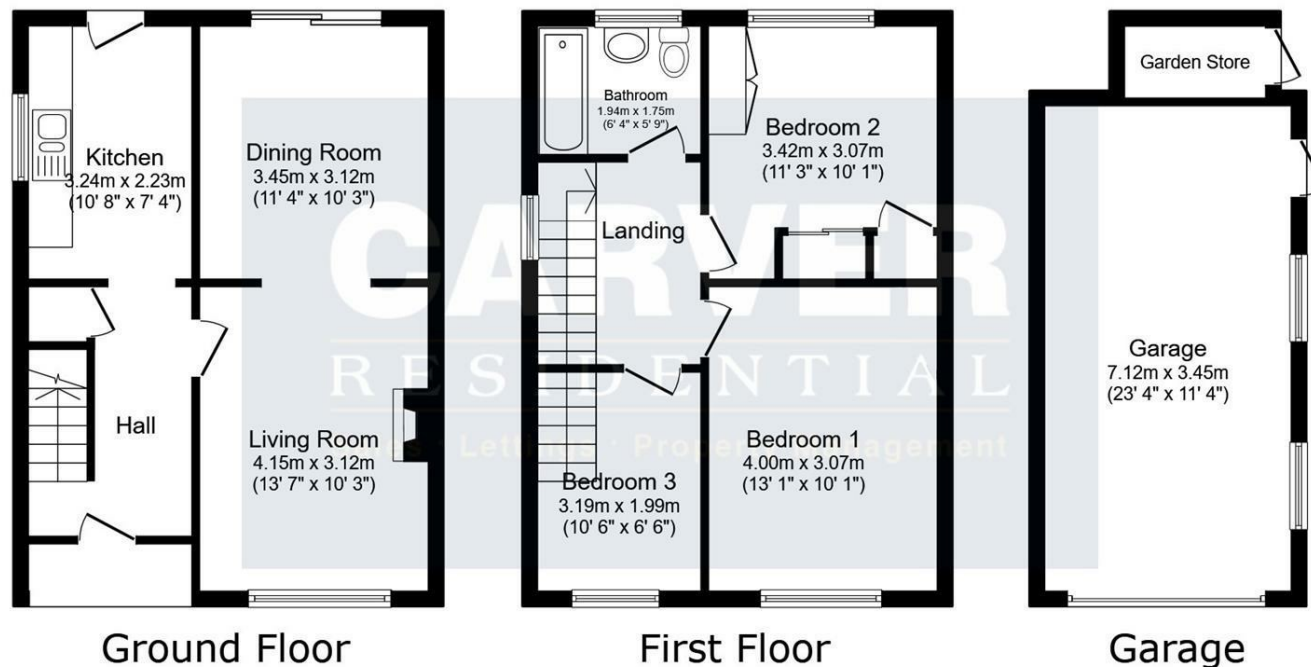
Tenure: Freehold

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

Double glazing

Local Authority: Darlington (Tax Banding B)

Buyers please note: There is a piece of land to the west of the rear garden which was acquired via planning permission in 1987, but is not included on the deeds. Therefore we would advise buyers to please take legal advice.



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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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