



CARVERS
SALES & LETTINGS

Hummersknott Avenue
Darlington, DL3 8RS
Price £360,000

House - Link Detached



Entertainers dream..!

There's no disputing the WOW factor on this one!

You're not expecting to walk into this absolute beauty when you walk through the front door here on Hummersknott Avenue, but its to the rear of the home where things really come alive!

This delightful link-detached house offers comfort, modern living and SPACE. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. There is a formal lounge to the front but it's the full width extension to the rear that provides ample space for relaxation and an entertainers delight. Invite your friends and family for dinner and watch their faces as they enter!

With bi-fold doors to the rear that fully retract your party is sure to spill out into the low maintenance stunning private rear garden with no properties over looking behind.

Upstairs we have 4 very spacious bedrooms and the family bathroom with a further W/C on the ground floor. Additionally, a large utility room plus the property boasts parking for two vehicles on the driveway and a single garage, a valuable feature in today's busy world, allowing for easy access and convenience.

This home is situated in a friendly popular neighbourhood, close to local amenities, excellent schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. With its appealing layout and prime location, this property is a wonderful opportunity for anyone looking to make Darlington their home. Don't miss the chance to view this lovely house and envision your future in this delightful setting.



- Wow wow WOW!!
- HUGE kitchen / dining / family room to the rear
- Bring the outside in with fully retractable bi-fold doors
- Large utility room
- Low maintenance private rear garden
- 4 Bedroom detached Family home
- Formal lounge to the front
- Family bathroom plus downstairs W/C
- Single garage and off road parking
- Popular location, close to amenities and excellent schools

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

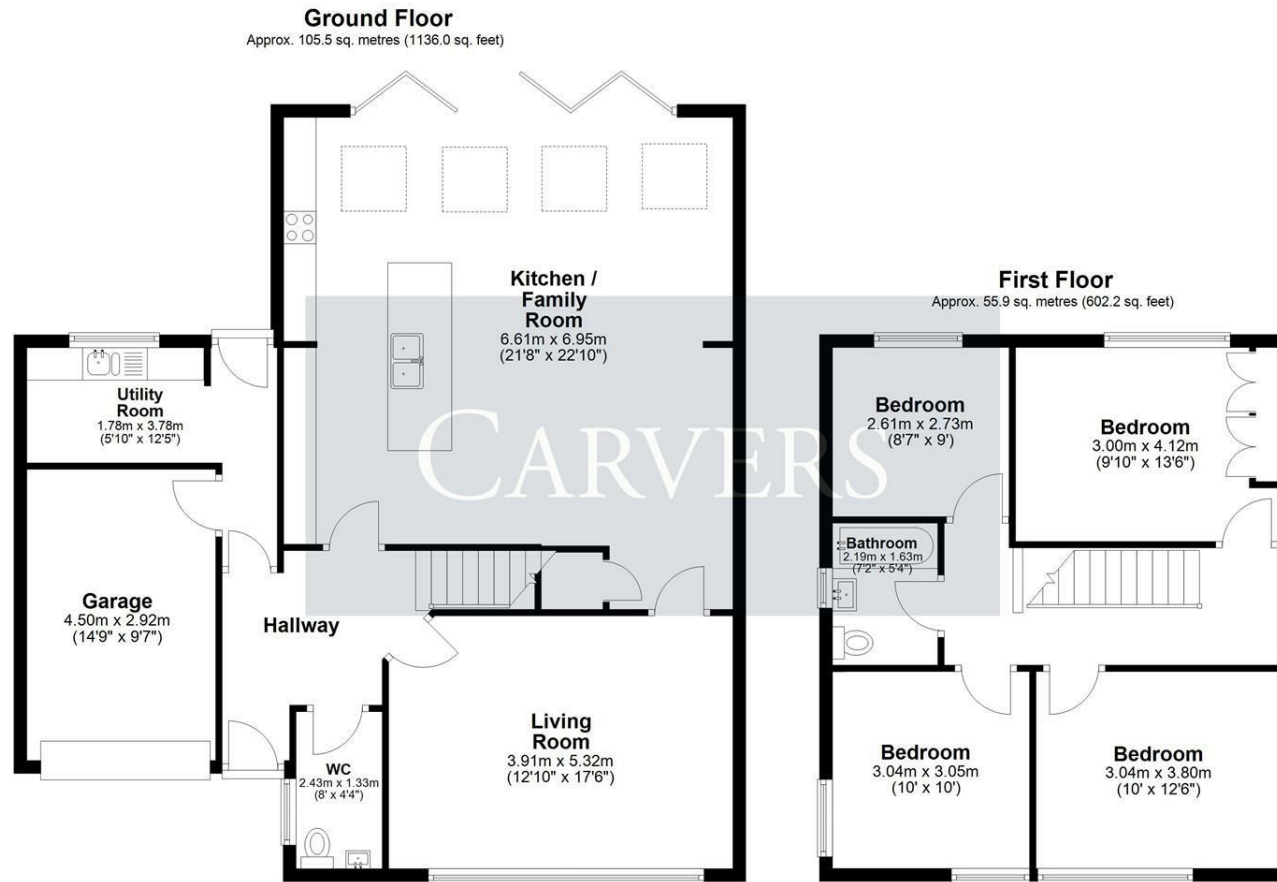
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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 a conservatory and/or garage)





Total area: approx. 161.5 sq. metres (1738.2 sq. feet)
108 Hummersnott Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		75
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1560.00 sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.