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15, Hazel Avenue,  
Darlington, DL3 6QF  
**Asking price £150,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Welcome to Hazel Avenue, Darlington, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for all the family. The open plan inviting reception room is a great space for the family, creating a warm and welcoming atmosphere.

The house features a conveniently located bathroom, to cater to the needs of modern living. With its practical layout, this home is both functional and comfortable.

A standout feature of this home is the superb rear private garden, whilst to the front, this property offers off road parking space for two vehicles for extra convenience. The surrounding area is known for its friendly community and accessibility to local amenities, including shops, schools, and parks, making it a wonderful place to call home.

In summary, this semi-detached house on Hazel Avenue is a fantastic opportunity to make your own mark, offering the combination of space, comfort, and convenience, making it an attractive option for anyone looking to settle in Darlington. Don't miss the chance to make this lovely property your own.





- Solid family home, ready to make your mark on it.
- Open plan large living area
- Single garage / workshop to the side
- Superb private family garden to the rear
- 3 Bedrooms and family bathroom to the first floor
- Popular Dene's location

**GENERAL INFORMATION:**

Tenure: Freehold

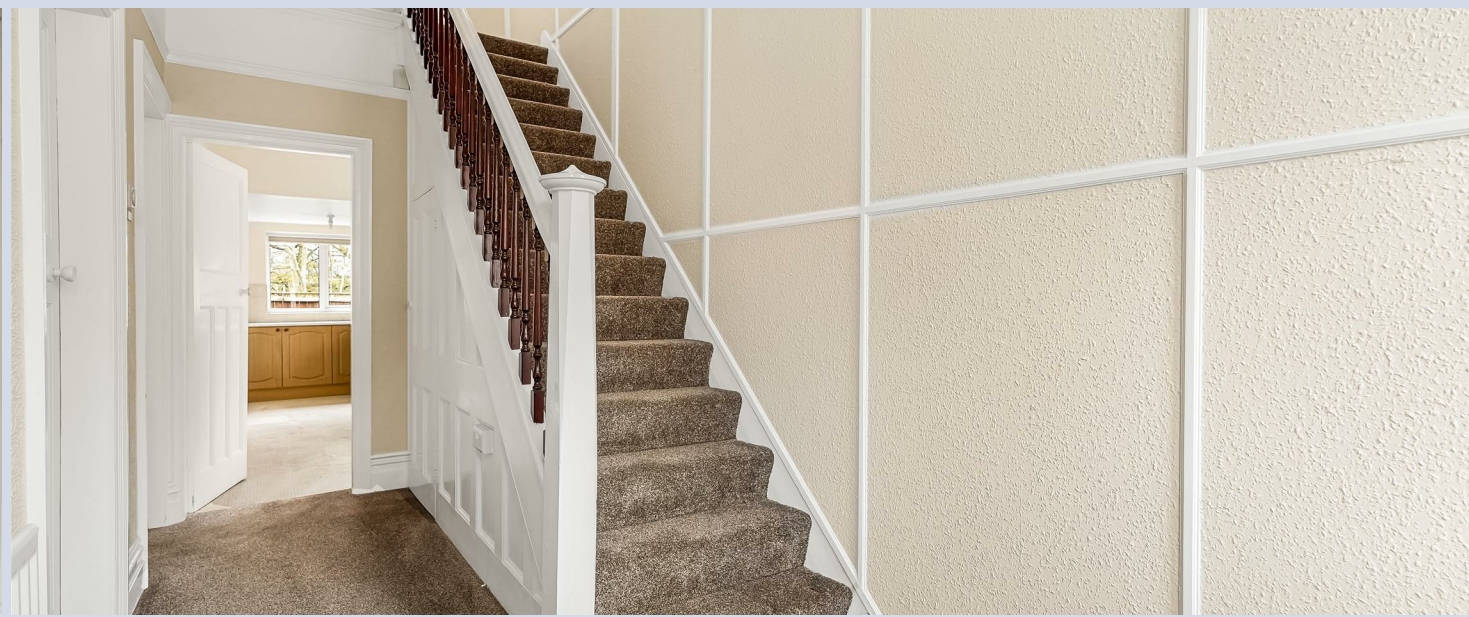
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

**Buyers Identification Checks**

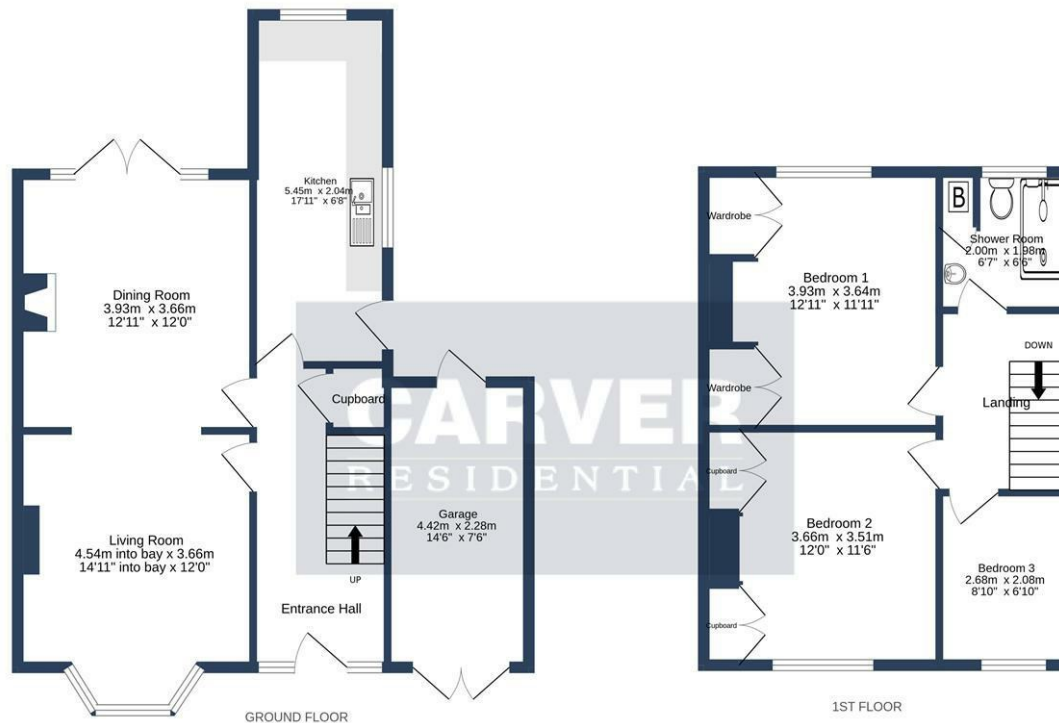
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.











HAZEL AVENUE, DARLINGTON, DL3 6QF.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91) A	B		75
(69-80) C	D		
(55-68) E	F		
(41-54) G		53	
(1-40)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
aycliffe@carvergroup.co.uk

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
richmond@carvergroup.co.uk

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
northallerton@carvergroup.co.uk

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