



Wren Avenue

Darlington DL1 2AZ

Offers Over £155,000





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



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- Mature Semi Detached
- Gardens & Off Street Parking

- Three Bedrooms
- Council Tax Band A

- Updated and Extended
- EPC Rating D

This immaculately presented updated and improved three bedroom mature semi detached property is located in the Haughton area of Darlington within close proximity to popular schools, shops and other amenities.

The property does benefit from modern kitchen and bathroom, has been freshly decorated throughout, upvc double glazing and gas central heating. There is a well maintained garden to the rear, off street parking to the front and viewing is recommended.

Entrance Hallway

With upvc front door, staircase to the first floor, laminate flooring and radiator.

Lounge

13'9 x 12'8 (4.19m x 3.86m)

Upvc double glazed window to the front, gas fire and radiator.

Dining Room/Snug

12'5 x 8'6 (3.78m x 2.59m)

Sliding doors to the rear, radiator and laminate flooring.

Kitchen/Breakfast Room

17'4 x 8'9 (5.28m x 2.67m)

With upvc double glazed window to the rear and window and door to the side, fitted with a modern range of cream wall, base and drawer units, contrasting work surfaces, porcelain sink unit with mixer tap, space for dishwasher, four ring gas hob, oven, breakfast bar, laminate flooring and under stairs storage.

Inner Hallway

Ground Floor Cloaks

With low level wc.

Utility Room

With door to the rear, wall mounted boiler, space for washing machine and other appliances.

First Floor

Landing.

Bedroom 1

12'9 x 11'11 (3.89m x 3.63m)

upvc double glazed window to the front, fitted wardrobes and storage cupboard, radiator

Bedroom 2

12'4 x 8'5 (3.76m x 2.57m)

Upvc double glazed window to the rear, radiator and storage cupboard.

Bedroom 3

10' x 7'5 (3.05m x 2.26m)

Upvc double glazed window to the front, radiator.

Bathroom

14'5 x 8'3 (4.39m x 2.51m)

Spacious bathroom with upvc double glazed window to the rear, fitted with a suite comprising panelled bath with mixer and spray attachment, shower cubicle, low level wc, wash hand basin, heated towel rail, laminate flooring, radiator and part tiled walls.

Externally

The property has a driveway to the front and pebbled area.

There is access to the rear garden which laid to lawn with patio areas, outside water supply, outside electricity supply and pebbled area.

Council Tax

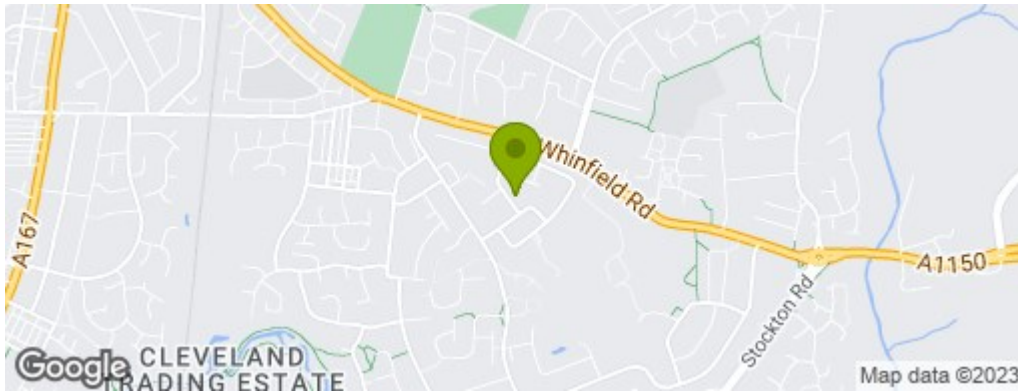
Band A

Tenure

This property is freehold

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



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