



VENTURE
PLATINUM

Hutton Avenue | Darlington
Offers Over £135,000



We offer this three bedroomed semi detached property to the market located in the Haughton area of Darlington close to schools, bus routes and amenities in Haughton Village and allowing access to A66 and A19. The property benefits from gas central heating and Upvc double glazing, fitted kitchen and utility room, ground floor bathroom together with a first floor w.c. and three bedrooms.

Externally there is a parking space to the front and an enclosed lawned rear garden with patio area.

Viewing is recommended.

Entrance Hall

UPVC door to front, radiator and LVT flooring.

Lounge 3.99m x 4.04m (13'1 x 13'3)

UPVC double glazed window to front, LVT flooring, fireplace and gas fire, marble heath and radiator.

Kitchen 4.09m x 1.83m (13'5 x 6)

Fitted with white wall, base and drawer units, stainless steel sink unit with mixer taps, space for fridge, space for freezer, breakfast bar, five ring gas hob, oven and extractor, window to rear and part tiled walls.

Utility Room

Window to rear, door to side, four ring gas hob, space for fridge, space for washing machine and space for tumble dryer.

Bathroom

Panelled bath, shower with waterfall and spray attachment with scree, low level W/C, wash hand basin, part tiled walls, vinyl flooring and radiator.

First Floor

Landing.

Bedroom One 3.81m x 3.43m (12'6 x 11'3)

Window to the front, storage cupboard and radiator.

Bedroom Two 4.06m x 2.44m (13'4 x 8)

Window to rear and radiator.

Bedroom Three 2.57m x 2.36m (8'5 x 7'9)

Window to front and radiator.

Separate W/C

Window to rear, vinyl flooring, low level W/C and wash hand basin.

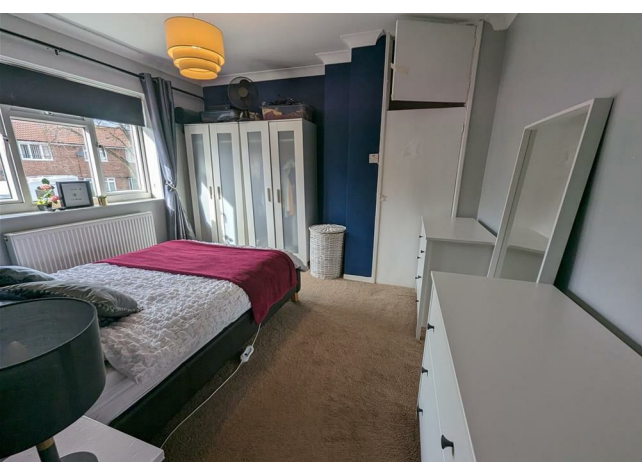
Externally

Lawn with patio, outside tap and decking.

Council Tax

Band A





Tenure
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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SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.