



**Hutton Avenue**

Darlington DL1 2AH

**Offers Over £165,000**







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# Hutton Avenue

Darlington DL1 2AH



- Extended Three Double Bedroom Semi Detached House
- Landscaped Large Rear Garden With Summerhouse
- Viewing Strongly Advised

- Lounge And Dining Room
- Driveway And Garage

- Open Kitchen/Breakfast Room
- EPC TBC

Welcome to Hutton Avenue, Darlington - a charming location for this extended three-bedroom semi-detached house. This property boasts excellent sized bedrooms with two reception rooms, ideal for entertaining guests or simply relaxing with the family.

Step outside to discover the stunning landscaped rear garden, complete with a summerhouse - the perfect spot for enjoying a cup of tea on a sunny afternoon. The property also offers off-street parking and a single detached garage, ensuring convenience and security for your vehicles.

This modern interior property is an ideal family home, offering ample space for everyone to enjoy. Whether you're looking to host gatherings or simply unwind after a long day, this house caters to all your needs.

In brief, the accommodation comprises a hall, lounge, dining room, kitchen breakfast room, downstairs cloakroom/w.c. first floor three bedrooms, family bathroom.

## Entrance Hallway

With stairs to the first floor.

## Cloakroom/W.C.

With a modern suite comprising low level W,C and wash hand basin.

## Lounge

15'3 x 12'10 (4.65m x 3.91m)

Situated to the front with double glazed bay window, gas central heating radiator and feature fireplace.

## Dining Room

10'11 x 8'11 (3.33m x 2.72m)

Situated to the rear with open aspect into

## Kitchen / Breakfast Room

14'2 x 13 (4.32m x 3.96m)

Situated to the rear having been extended by the current owner enjoying a modern range of wall, floor and drawer units with contrasting worksurfaces. Double glazed window to rear elevation, breakfast/dining area with double glazed French doors leading out to the impressive rear garden.

## First Floor

Landing - with loft access having drop down ladder leading into a boarded useful space.

## Bedroom 1

12'10 x 9'1 (3.91m x 2.77m)

Situated to the front with double glazed window and gas central heating radiator.

## Bedroom 2

10'11 x 8'11 (3.33m x 2.72m)

Another double room with double glazed window, gas central heating radiator.

## Bedroom 3

13 x 8 (3.96m x 2.44m)

Situated to the rear with double glazed window and gas central heating radiator.

## Bathroom/W.C.

With a modern white suite comprising roller topped bath, pedestal wash hand basin, low level W,C. part tiled walls, towel rail heater and double glazed window.

## Outside

The home stands on a prime plot with a fantastic sized rear garden which has been well cared for by the current owner which is laid to lawn, borders, patio area, Summerhouse/Den, Pergola and access leading into a single detached garage. To the front of the home driveway parking for one car can be found, a shared driveway/access is then in front leading to the garage.

## Council Tax

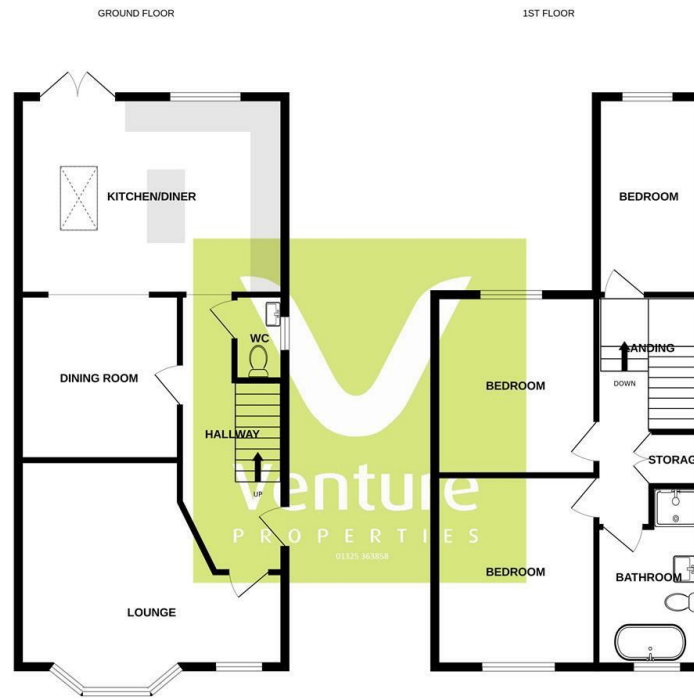
Band B

## Tenure

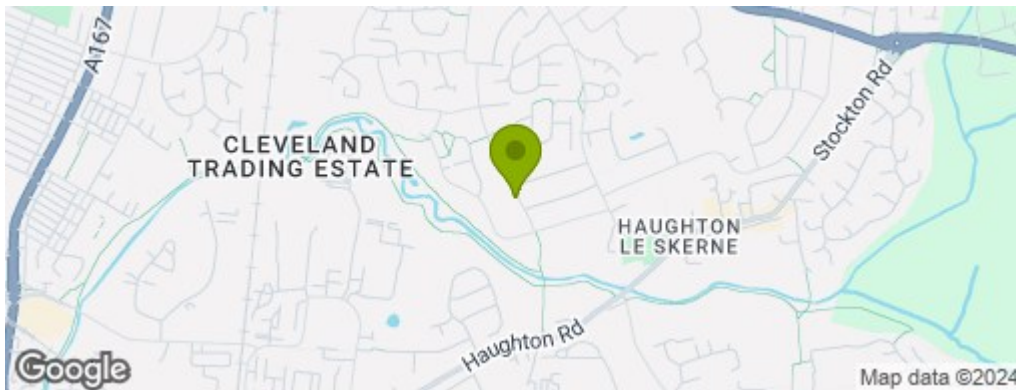
Freehold

## Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02/24



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