



## 20 KETTON AVENUE, DARLINGTON, DL3 0AT

### Offers In The Region Of £150,000

**\*\*OPEN TO OFFERS\*\***

Located in the popular Harrowgate Hill area of Darlington, this well-presented three-bedroom semi-detached home is offered for sale with no onward chain. Enjoying a pleasant outlook over a green space to the front, with the road and driveway access to the rear for two vehicles, the property benefits from both privacy and convenience. Internally, the accommodation comprises an entrance porch, spacious lounge, dining room, and a re-fitted modern kitchen, while to the first floor there are three well-proportioned bedrooms and a recently fitted shower room/wc. Externally, there are gardens to both the front and rear, with the rear featuring double gates and a driveway providing off-street parking. A superb opportunity for first-time buyers, families or investors seeking a home ready to move into in a sought-after residential location close to local amenities, schools and transport links.



**ENTRANCE PORCH**

**LOUNGE**

14'7" x 13'11" (4.47m x 4.26)

Spacious lounge with double glazed window to the front and side,

**DINING ROOM**

9'3" x 7'10" (2.84 x 2.39)

Ample dining space and double glazed window to the rear aspect, understairs storage cupboard

**KITCHEN**

10'2" x 6'6" (3.12 x 2.00)

Recently re-fitted kitchen with a range of wall floor and drawer units, contrasting work surfaces, fitted appliances and door to the rear leading into the Garden.

**BEDROOM ONE**

13'9" x 8'3" (4.20 x 2.52)

Spacious double bedroom with double glazed window to the front aspect, large fitted wardrobes.

**BEDROOM TWO**

9'2" x 8'3" (2.80 x 2.52)

A further double bedroom with double glazed window to the rear.

**BEDROOM THREE**

10'9" x 6'2" (3.28m x 1.89m)

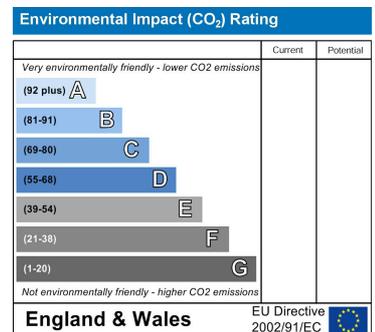
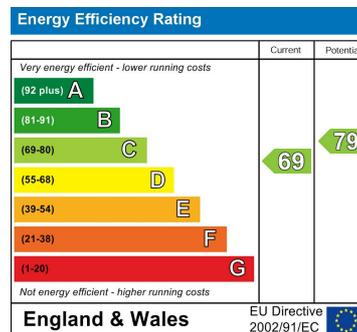
Generous single bedroom with double glazed window to the front aspect.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 10/2020



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