



93 HUMMERSKNOTT AVENUE, DARLINGTON, DL3 8RR

Offers In Excess Of £320,000

We are privileged to offer for sale this generously proportioned, Four Bedroomed, LINK-Detached Residence situated within the ever desirable West End of Darlington, being close to excellent local schooling, amenities and transport links.

The property offers well proportioned family accommodation, is warmed by gas central heating, with the benefit of double glazing, and the accommodation briefly comprises of: Reception Hallway having staircase to the first floor, ground floor Cloaks/WC, light and airy Lounge overlooking the front aspect, separate Dining Room with window overlooking the garden, and the Kitchen is fitted with a range of wall floor and drawer units with complimentary work preparation surfaces. To the side of the property is a passageway which allows access to the rear garden and Garage.

To the first floor, the landing area is light and airy having a useful storage cupboard, There are Four Bedrooms, Three of which are doubles, and the



ENTRANCE HALLWAY

LOUNGE
17'7" x 13'1" (5.38 x 4.01)

DINING ROOM
13'11" x 10'1" (4.25 x 3.08)

KITCHEN
11'11" x 9'10" (3.65 x 3.00)

FIRST FLOOR

LANDING

BEDROOM ONE
13'1" x 10'7" (3.99 x 3.23)

BEDROOM TWO
12'4" x 9'10" (3.78 x 3.01)

BEDROOM THREE
9'11" x 9'11" (3.04 x 3.03)

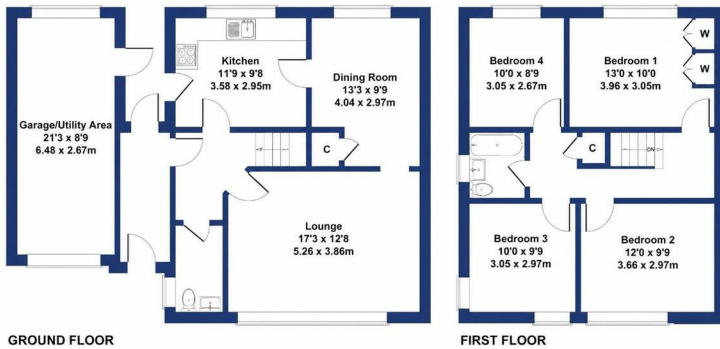
BEDROOM FOUR
9'3" x 9'0" (2.84 x 2.75)

SHOWER ROOM/WC
Large shower cubicle mainsfed vanity cabinets with granite top

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Hummersknott Avenue
Approximate Gross Internal Area
1412 sq ft - 131 sq m



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

