



Ann Cordey
ESTATE AGENTS

43 Ketton Avenue, Darlington, DL3 0AT
Offers In The Region Of £155,000



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Ketton Avenue is within the desirable Harrowgate Hill area of Darlington, this appealing mid-link house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms and two inviting reception rooms, and the benefit of a conservatory this property is both spacious and practical, making it ideal for a variety of buyers.

The interior boasts a neat and tidy finish, featuring neutral decor that allows for personal touches and easy styling. The modern bathroom adds a touch of contemporary comfort, ensuring that the home is ready for you to move into.

One of the standout features of this property is the lovely outlook onto a green area at the front, providing a pleasant view and a sense of openness. The enclosed rear garden is a true sun trap, perfect for enjoying sunny days and outdoor gatherings. Additionally, it includes a personnel door leading to the garage, enhancing convenience for storage or parking.

The location is particularly advantageous, with regular bus services and excellent transport links to the A1M, making commuting a breeze. Local shops, amenities, and schools are all within easy reach, catering to the needs of families and individuals alike.

Furthermore, the gas boiler was installed in 2024 and comes with a remaining guarantee, offering peace of mind regarding heating and hot water. This property is available with no onward chain, allowing for a smooth and swift purchase process.

In summary, this delightful three-bedroom home on Ketton Avenue is a fantastic find, combining comfort, convenience, and a welcoming community atmosphere. Don't miss the chance to make it your own.

TENURE: Freehold

COUNCIL TAX:

ENTRANCE

UPVD door opening into a vestibule which leads through to the lounge

LOUNGE

16'9" x 13'6" (5.12 x 4.13)

Welcoming reception room with views onto green space to the front and open plan staircase. There is a useful understairs storage cupboard and the room leads through to the dining area.

DINING AREA

11'3" x 8'11" (3.43 x 2.72)

Good sized space easily accommodating a family dining table

KITCHEN

9'1" x 10'10" (2.77 x 3.31)

Fitted with a range of wood effect cabinets and complementing worksurfaces and stainless steel sink unit and plumbing for automatic washing machine.

CONSERVATORY

Enhancing the ground floor accommodation further the conservatory is UPVC framed with French doors opening to the rear garden,

FIRST FLOOR



LANDING

BEDROOM ONE

13'7" x 10'1" (4.15 x 3.09)

A generous double bedroom with a window to the front aspect

BEDROOM TWO

10'4" x 9'1" (3.16 x 2.78)

A second good sized bedroom overlooking the rear aspect.

BEDROOM THREE

10'10" x 6'7" (3.32 x 2.03)

Bedroom three is also sizeable and overlooks the front aspect

SHOWER ROOM/WC

Modern suite with large shower cubicle with mainsfed shower WC and handbasin within a vanity unit.

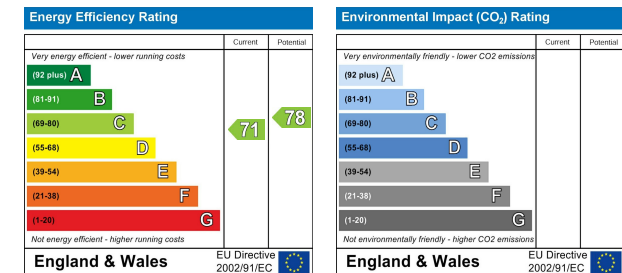
EXTERNALLY

Open plan to front and overlooking a green space. The rear garden is enclosed and designed for ease for maintenance. There is a personnel door to the garage (which measures 6.03m x 2.78m) and has electric supply, light and power.



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

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