



** PRIME WEST END LOCATION ** ** WALKING DISTANCE AND CATCHMENT FOR EXCELLENT SCHOOLING ** ** GENEROUS REAR GARDEN ** ** IDEAL FAMILY HOME
** REFURBISHED KITCHEN and BATHROOM **

We anticipate demand to be high for this superbly positioned three bedroomeed semi detached property located just off Hummersknott Avenue, in the highly sort after West End of Darlington where properties of this nature and location are considered to be in high demand and we anticipate this to be no exception.

The generous rear garden will not fail to impress and is not directly overlooked thus giving sense of privacy. The driveway running from the right hand side of the property allows parking for multi vehicles leading to a GARAGE.

There is uPVC double glazing, gas central heating via a combi boiler, a useful ground floor w.c. and a beautifully appointed kitchen.

This is a wonderfully welcoming and relaxed family home with well proportioned rooms, perfect for the coming and goings of a active family life which will certainly appeal to a variety of buyers.

ENTRANCE PORCH

Light and airy hallway giving a good first impression, stairs to the first floor, useful under stairs storage cupboard and ground floor w.c. with hand wash basin and w.c. Two excellent sized reception rooms, the lounge is located to the front of the property with bay window flooding the room with natural light. The separate dining room is ideal for entertaining family and friends whilst the kitchen provides a modern range of wall and base units incorporating stainless steel sink and mixer tap, integrated fridge/freezer, electric ceramic hob, electric oven and plumbing for automatic washing machine.

Barrett Road, Darlington, DL3 8LB
3 Bed - House - Semi-Detached
O.I.R.O £270,000

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FIRST FLOOR

Window to the side elevation allowing natural light, three good sized bedrooms all with fitted wardrobes. The master enjoys pleasant views over the rear garden. The luxurious refitted bathroom/w.c. has a panelled bath, a separate shower cubicle, vanity wash hand basin, w.c. and a cupboard housing the combi boiler.



EXTERNALLY

The home commands an excellent plot including a generous driveway to the front running to the right hand side of the property, the garage located at the rear has timber doors, the rear garden has a sense of privacy as a fabulous place to relax and unwind during those summer months. It is laid to lawn with mature flowering borders and a paved patio area perfect for alfresco dining.

ENTRANCE PORCH

6'3" x 3'11" (1.91m x 1.20m)

HALLWAY

GROUND FLOOR CLOAKS/W.C

4'11" x 6'4" (1.50m x 1.95m)



LOUNGE

13'10" x 11'0" (4.23m x 3.36m)

plus bay

SEPARATE DINING ROOM

11'11" x 12'4" (3.65m x 3.76m)



KITCHEN

8'11" x 12'4" (2.73m x 3.76m)

FIRST FLOOR LANDING

MASTER BEDROOM

12'4" x 11'11" (3.76m x 3.65m)



SECOND BEDROOM

13'11" x 11'0" max (4.25m x 3.36m max)

BEDROOM THREE

8'11" (max into wardrobe 8'5") x 11'4" (2.73m (max into wardrobe 2.59m) x 3.46m)

BATHROOM/W.C.

11'2" x 8'11" (3.42m x 2.73m)



FRONT EXTERNAL

Driveway to the front, GARAGE 8'8 x 17'1 and a rear garden.

REAR GARDEN

Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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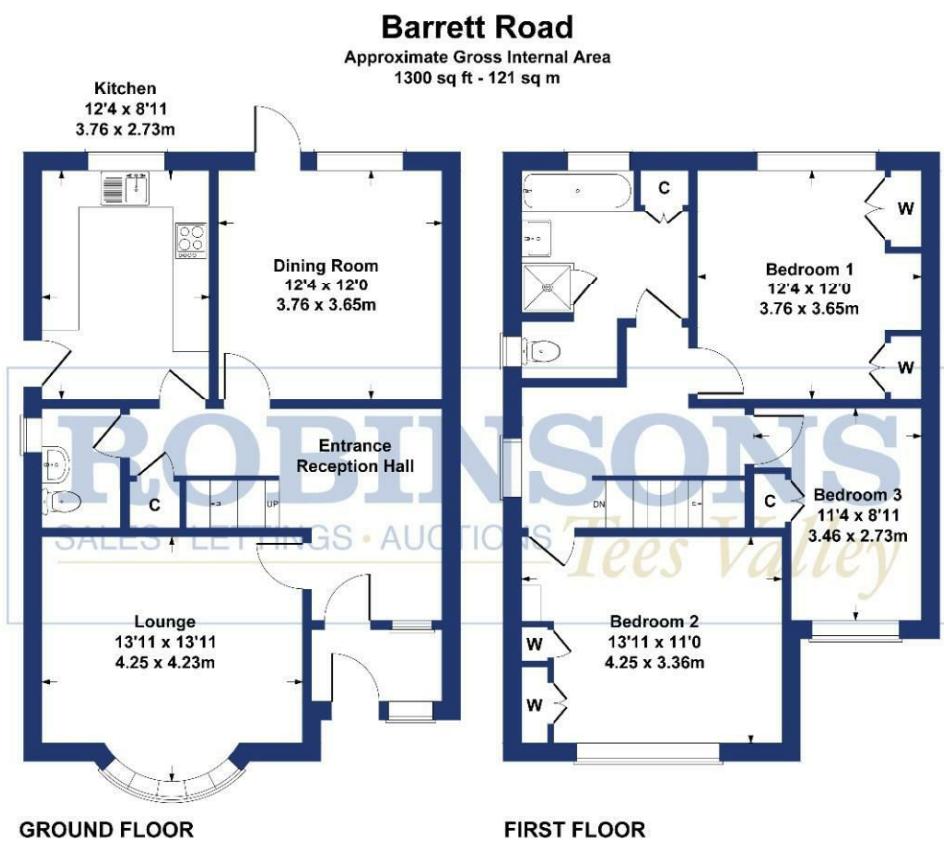
Lettings and Management

Strategic Marketing Plan

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		63
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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