



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

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 home has been well cared for and maintained by the present owner both inside and out. 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 refitted 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 feature gas fire and 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, laminate work surfaces, 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
Offers In The Region Of £220,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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 shower room has a double shower cubicle, vanity wash hand basin, bidet, a cupboard housing the combi boiler. Separate W/C with a low level W/C.



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

HALLWAY

GROUND FLOOR CLOAKS/W.C

LOUNGE

13'8 x 10'9 (4.17m x 3.28m)

plus bay



SEPARATE DINING

11'9 x 11'9 (3.58m x 3.58m)

KITCHEN

8'8 x 12 (2.64m x 3.66m)



FIRST FLOOR LANDING

MASTER BEDROOM

11'8 x 12'2 (3.56m x 3.71m)



SECOND BEDROOM

13'9 (narrows to 12') x 11' maximum (4.19m (narrows to 3.66m) x 3.35m maximum)

BEDROOM THREE

7'10 (maximum into wardrobe 8'6) x 11'3 (2.39m (maximum into wardrobe 2.59m) x 3.43m)



SHOWER ROOM

8'9 x 7'6 (2.67m x 2.29m)

SEPERATE W/C

EXTERNALLY

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

OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Barrett Road
Approximate Gross Internal Area
1291 sq ft - 120 sq m



GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) 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

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonspennymoor.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555

E: info@robinsonsstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

19A Old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

HARTEPOOL

106 York Road
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944

E: info@robinsonsbawwick.co.uk

Every care has been taken with the preparation of these particulars, 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.



Association of
Residential Letting Agents

ROBINSONS

SALES • LETTINGS • AUCTIONS