



**** IMMACULATELY PRESENTED *** OPEN PLAN LOUNGE/DINER *** GARAGE ****
**** POPULAR LOCATION *** GOOD TRANSPORT LINKS ****

Smith and Friends have pleasure in bringing this beautifully presented three bed property to the market. Situated in a quiet cul de sac in the ever popular Harrowgate Hill area of Darlington, the property benefits from having uPVC double glazing and gas central heating.

The property lies close to local amenities, including shops, supermarkets, pub and schools. Good transport links to the A1(M), A66 and train station are within easy reach.

In our opinion, the property will suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing is highly recommended.

Please Note: Council Tax Band B. Freehold basis. EPC Band D
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Ketton Avenue, Darlington, DL3 0AT
3 Bed - Bungalow - Dormer Semi
Detached
Offers In The Region Of £155,000
EPC Rating: D
Council Tax Band: B



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Ketton Avenue, Darlington, DL3 0AT



GROUND FLOOR

A light and airy hallway leads to a lounge/diner and stairs to first floor. The well proportioned lounge area to the front aspect features laminate flooring and gas fire with surround. A good sized dining area, again benefitting from having laminate flooring, also features sliding patio door leading into the rear garden. The contemporary gloss kitchen features solid Oak flooring and a range of wall and base units, contrasting worktops, stainless steel sink and integrated appliances including electric oven, gas hob, fridge and freezer and plumbing for an automatic washing machine.

FIRST FLOOR

A light and bright landing area benefitting from having loft access with pull down ladder leads to three good sized bedrooms and family bathroom. There are two well proportioned double bedrooms with the master benefitting from fitted wardrobes and storage cupboard to bedroom two. The third bedroom is a good sized single with cupboard housing the combination boiler. The well appointed tiled bathroom comprises of a bath with overhead electric shower, wash hand basin and low level w.c.

EXTERNALLY

To the front of the property the garden is laid to lawn featuring borders with well established shrubs and generous driveway leading to the garage with up and over door.

The inviting low maintenance rear garden features Indian Sandstone paving and seating area, making it an ideal space to relax in the warmer months.

HALLWAY

LOUNGE

13'5" x 13'0" (4.1m x 3.97m)

DINING AREA

8'9" x 10'6" (2.67m x 3.21m)

KITCHEN

7'8" x 10'3" (2.34m x 3.14m)

FIRST FLOOR LANDING

BEDROOM

13'1" x 8'4" (3.99m x 2.56m)

BEDROOM

10'0" x 10'10" (3.07m x 3.32m)

BEDROOM

6'5" x 10'1" (1.98m x 3.08m)

BATHROOM/W.C.

6'4" x 6'2" (1.94m x 1.88m)

FRONT EXTERNAL

REAR GARDEN

GARAGE

8'6" x 17'2" (2.61m x 5.24m)



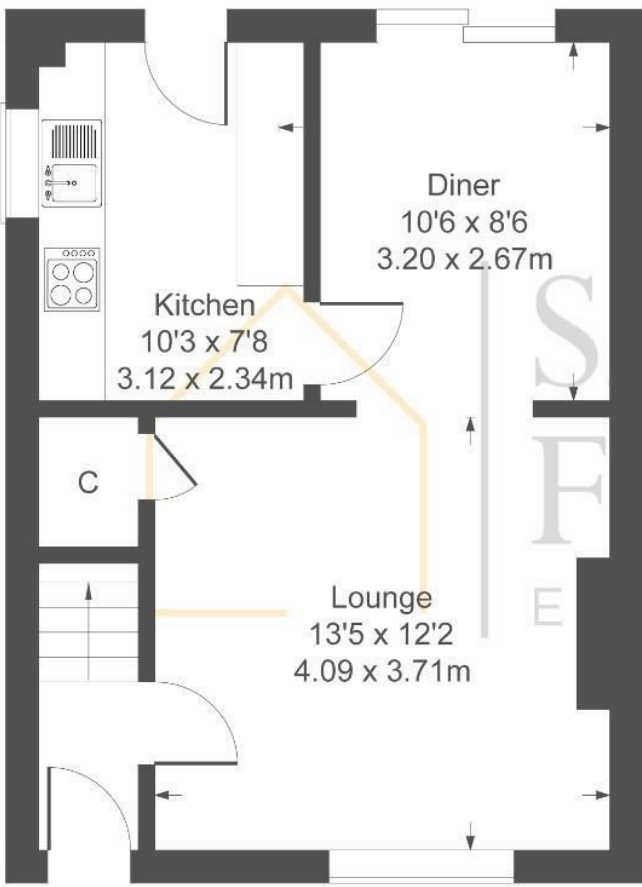
Ketton Avenue, Darlington, DL3 0AT



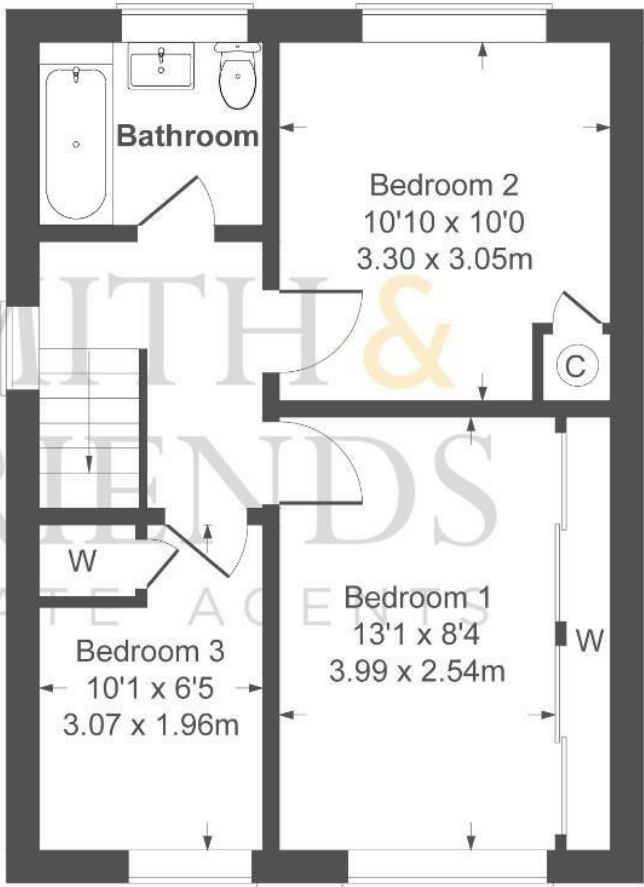
Ketton Avenue, Darlington, DL3 0AT

Ketton Avenue

Approximate Gross Internal Area
842 sq ft - 78 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	83
EU Directive 2002/91/EC		

7 Duke Street, Darlington, Co. Durham, DL3
7RX

01325 484440

darlington@smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS