



## 6 Hummersknott Avenue, Darlington Asking Price £275,000

Situated on the desirable Hummersknott Avenue, Darlington, this charming semi-detached house presents an excellent opportunity for both families and first-time buyers. The property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining.

The home features three comfortable bedrooms, perfect for accommodating family members or guests. With two bathrooms, including modern facilities, convenience is at the forefront of this property, ensuring that morning routines run smoothly for everyone.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a swift and hassle-free purchase process. This is particularly appealing for those looking to move in without delay.

Hummersknott Avenue is a sought-after location, known for its friendly community and proximity to local amenities, schools, and parks. This home not only offers a comfortable living space but also the potential for a vibrant lifestyle in a welcoming neighbourhood.

In summary, this semi-detached house on Hummersknott Avenue is a fantastic opportunity for anyone seeking a spacious and well-located family home in Darlington. With its generous living areas, multiple bedrooms, and the added benefit of no onward chain, this property is sure to attract considerable interest. Do not miss the chance to make this delightful house your new home.



# 6 Hummersknott Avenue, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A truly outstanding opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Hummersknott Avenue within the highly regarded West End of Darlington.

UPVC double glazed windows throughout

Gas fired central heating

Council Tax Band D

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Hummersknott Avenue is superbly positioned in what is considered to be one of Darlington's premier residential West End locations. The property is situated within a short walking distance of Darlington's town centre where you will find a host of amenities including shops, boutiques, restaurants, continental café's and leisure facilities. The property is ideally situated for accessing first class local schools to include The Federation of Abbey Infant and Junior School, Mowden School, St Augustine's Primary School, Hummersknott Academy and Carmel School. Hummersknott Avenue is also well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Hallway

The property is entered through a wooden entrance door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from an under stairs cupboard providing useful storage

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a UPVC double glazed window to the side elevation of the property, vinyl flooring and is fitted with a modern suite comprising of wash hand basin and a low level WC.

## Living Room

12'10" x 10'11"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a large UPVC double glazed window which offers an abundance of natural light and an electric fire.

## Dining Room

10'2" x 12'2"

The stunning dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from vinyl flooring. An arch way leads in to the kitchen, with a further archway leading into the garden room.

## Garden Room

4'10" x 11'7"

The garden room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from double glazed French doors with double glazed windows to either side which lead out to the rear garden.

## Kitchen

8'9" x 12'1"

The modern and most contemporary kitchen is fitted with comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a ceramic sink. The kitchen benefits from vinyl flooring, a UPVC double glazed window to the side elevation of the property and a number of integrated appliances including an electric oven and hob with overhead extractor hood, a fridge freezer and a dishwasher.

## Utility Room

The utility room has vinyl flooring, a UPVC double glazed window, plumbing for an automatic washing machine and is fitted with a floor unit with a contrasting worktop incorporating a sink. A door leads out to the side elevation of the property.

## First Floor Landing

A staircase leads to the first floor landing. The landing benefits from a window.

## Principal Bedroom

11'11" x 11'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the rear of the property and an adjoining en suite shower room.

## En Suite Shower Room

The En suite shower room is warmed by a central heating radiator, has a UPVC double glazed window and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

## Bedroom Two

10'11" x 13'10"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

## Bedroom Three

11'3" x 8'10"

With a UPVC double glazed window overlooking the front elevation of the property a further bedroom warmed by a central heating radiator.

## Bathroom

8'5" x 5'6"

The modern and most contemporary bathroom is warmed by a towel radiator, has vinyl flooring, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a spacious driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is a single garage, a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

