



Nestled in the sought-after area of Haughton, Wren Avenue presents a delightful opportunity to acquire a semi-detached house that is both spacious and inviting. This impressive three-bedroom home is perfect for a variety of buyers, whether you are a growing family or looking for a comfortable space to settle down.

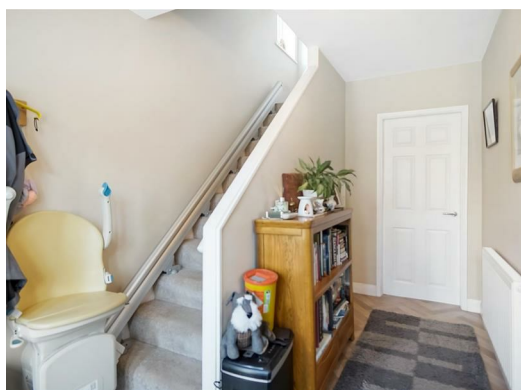
Wren Avenue is located within the highly desirable Haughton area of town. To the ground floor you are greeted by a welcoming hallway that leads to a charming living room, complete with a log burner, creating a cosy atmosphere for those chilly evenings. The large kitchen/diner with integrated appliances offers a perfect setting for family meals or entertaining guests, ample space for culinary creativity.

The property boasts three well-proportioned bedrooms, each equipped with useful storage cupboards, ensuring that space is never an issue. The shower room/wc is conveniently located, and an additional ground floor WC adds to the practicality of the home.

Outside, the large rear garden is most impressive providing a private oasis for relaxation or outdoor activities. The front of the property includes a block paved driveway, offering off-street parking for your convenience. Furthermore, the house benefits from gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

This home on Wren Avenue is not just a property; it is a place where memories can be made.





- Impressive three bedroomed semi-detached property
- Within walking distance of schools, shops and bus routes.
- Gas central heating & double glazing
- Enclosed south facing rear garden
- Internal viewing will impress
- Located within this popular location
- Ready to move into
- Large fitted kitchen with integrated appliances
- Extensive driveway allowing off road parking

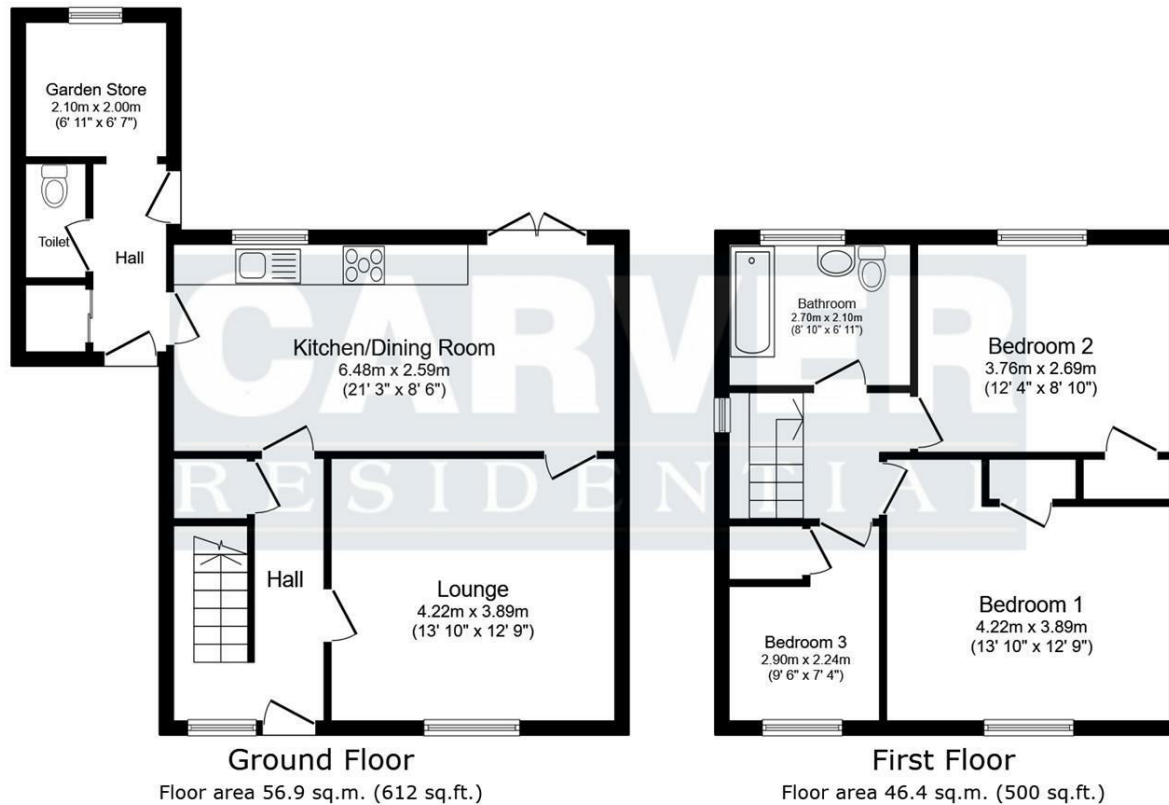
GENERAL INFORMATION


Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 65 | 84 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

Total floor area: 103.3 sq.m. (1,112 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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