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Hummersknott Avenue
Darlington, DL3 8LG
Asking price £320,000

House - Detached
4 Bedroom/s
2 Bathroom/s

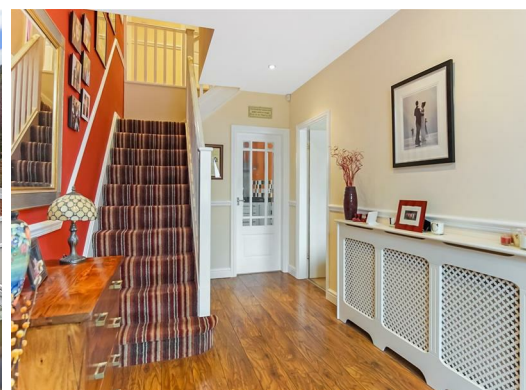
Take a look at this one of a kind detached property in the highly desirable area of Hummersknott Avenue, Darlington, this splendid detached house offers comfort and style with added space! With four very generously sized bedrooms, this property is ideal for families looking for ample living space. The layout includes three inviting reception rooms, Formal lounge to the front, dining to the rear and a simply superb Garden room overlooking the immaculate larger than normal manicured garden. Ideal for relaxing and entertaining!!

The house boasts two bathrooms! A family bathroom for all and an ensuite for the master bedroom, ensuring convenience for both family members and guests with a further W/C on the ground floor. The thoughtful design of the property allows for a harmonious flow between the living spaces, making it a delightful environment for everyday living.

For those with vehicles, the property features parking for multiple cars off road and a garage if you wish but currently used for storage. The surrounding area is known for its friendly community and excellent local amenities, not to mention catchment area for some of the best schools in town, making it a wonderful place to call home.

This charming residence on Hummersknott Avenue is not just a house; it is a home where memories can be made. So, if you are looking to settle down in Darlington's "go-to" West End, this property presents an exceptional opportunity. Do not miss the chance to view this delightful one off 4 bed detached home that combines practicality with elegance in a sought-after location.





- One of a kind detached property
- 3 reception rooms
- Family bathroom, ensuite with master bedroom and further downstairs W/C
- Large single garage (currently set up as storage)
- 4 generous bedrooms
- Superb garden room overlooking manicured garden
- Larger than average private rear garden
- Off street parking for multiple vehicles

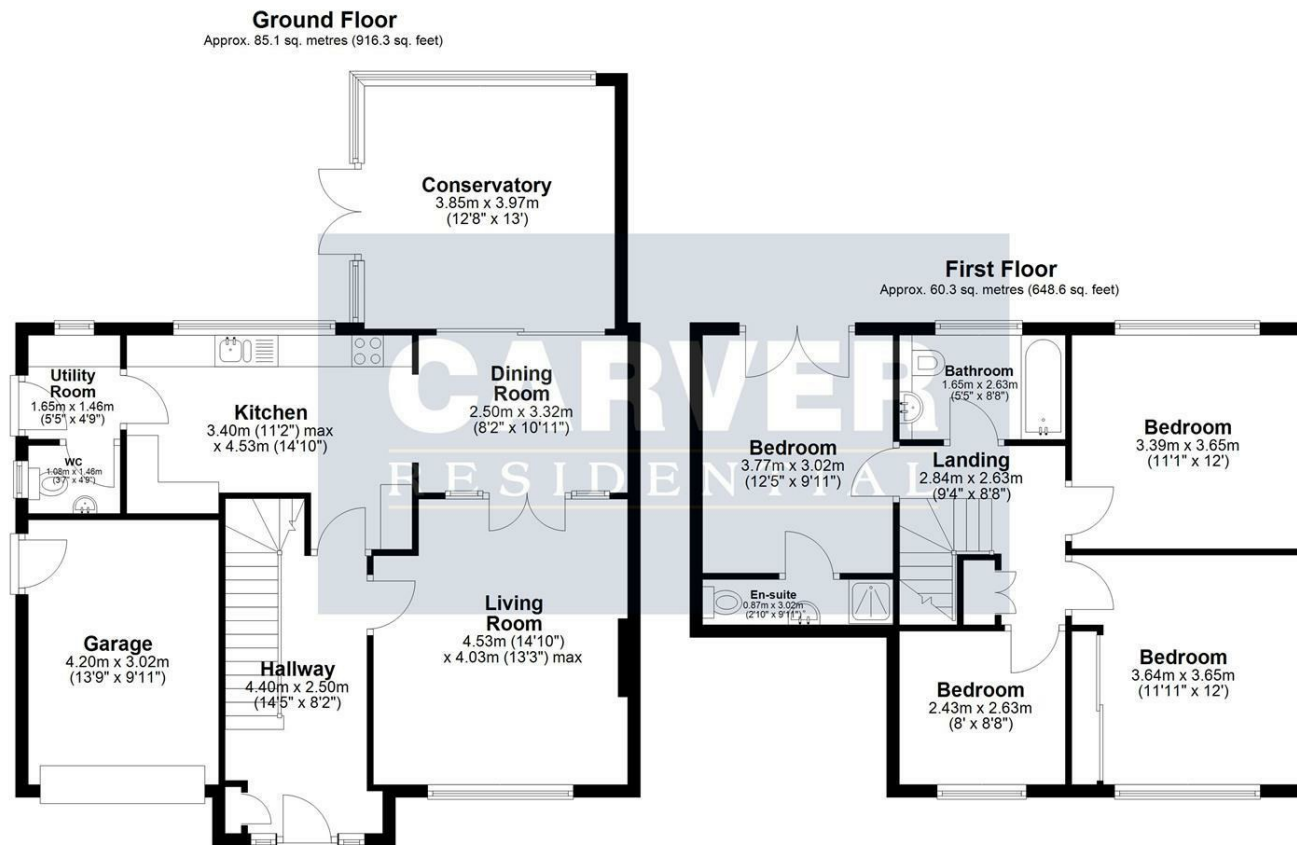
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



Total area: approx. 145.4 sq. metres (1564.9 sq. feet)
42 Hummersknott Avenue, Darlington

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	EU Directive 2002/91/EC	

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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk