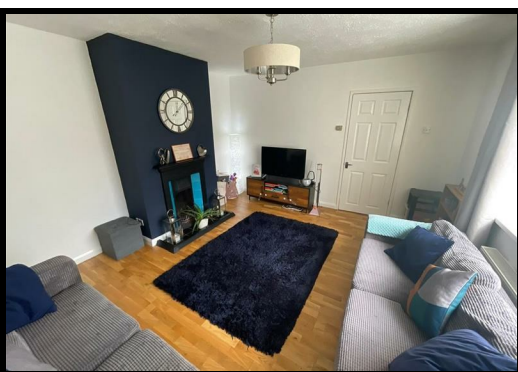




4 Wren Avenue, Darlington Offers In The Region Of £140,000

Offered For Sale with NO ONWARD CHAIN. A superb opportunity has arisen to purchase a beautifully presented three bed roomed semi detached residence situated on Wren Avenue within the ever popular Springfield area of Darlington. In brief the property is comprised of a welcoming entrance hallway, a living room, stunning open plan kitchen / dining room, three bedrooms and a bathroom. Externally to the front of the property there is a large driveway providing off road car parking and a garden which has been designed for low maintenance. To the rear of the property there is a large garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. Wren Avenue is conveniently situated close to a number of amenities including first class local schools, a supermarket and shops. This is an opportunity not to be missed we would therefore recommend viewings at the earliest opportunity.



4 Wren Avenue, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN.

An outstanding opportunity has arisen to acquire a beautifully presented three bed roomed semi detached property occupying a most pleasing position on Wren Avenue within the ever popular Haughton / Springfield area of Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band A

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Wren Avenue occupies an extremely pleasing position within the ever popular Springfield area of Darlington. Situated within close proximity to a good range of local amenities including a supermarket, pharmacy and first class local schools. There is a good local bus service into Darlington town centre where you will find a wider range of amenities. The property is extremely well situated for the A167, the A1M and the A66 providing excellent commuter access for travel to the business and commercial centres throughout the region.

Entrance Hallway

The property is entered through a UPVC double glazed door with a window to the side leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from wood flooring.

Living Room

13'10" x 12'9"

The beautifully presented living room is tastefully decorated in neutral tones incorporating a stylish feature wall. Warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property, wood flooring and a cast iron fire place with a tiled hearth.

Kitchen / Dining Room

21'7" x 8'4"

The open plan kitchen / dining room is simply stunning. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from a UPVC double glazed window overlooking the rear garden, wood flooring, an integrated electric oven and hob with over head extractor hood and plumbing for an automatic washing machine. There is ample room for a table in the dining area. French Doors lead out to the rear garden.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

11'3" x 13'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front elevation of the property and a cupboard providing useful storage.

Bedroom Two

12'5" x 8'5"

A further double bedroom with a UPVC double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator and benefiting from a cupboard providing useful storage.

Bedroom Three

7'4" x 6'6"

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

Bathroom

6'8" x 5'4"

The bathroom has vinyl flooring, tiled walls and is fitted with a modern white suite comprising of a panelled bath with overhead electric shower, a wash hand basin inset into a vanity unit and a low level WC. There is a UPVC double glazed window with privacy glass to the rear elevation of the property.

Externally

Externally to the front of the property there is a large driveway providing off road car parking and a garden which has been designed for low maintenance. To the rear of the property there is a large garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

