

Hutton Avenue, Darlington, DL1 2AQ.
Offers in the region of £190,000

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'The Art of Property'



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Offers in the region of £190,000
Council Tax Band: B

Welcome to this beautifully presented semi detached home located in the popular Springfield/Haughton area of Darlington. This larger than average property boasts an extended through lounge dining room, providing a spacious and inviting area for both relaxation and entertaining. The stunning contemporary kitchen is equipped with a nice range of integrated appliances, making it a delight for home cooking, and the interior design is sumptuous and well-maintained, creating a welcoming atmosphere throughout. The house features three good size bedrooms, perfect for families and the well-appointed bathroom adds comfort and convenience.

One of the standout features of this property is the generous garden, which has been improved and nicely maintained. This outdoor space is ideal for enjoying the fresh air, gardening, or hosting gatherings with family and friends.

Additional benefits include UPVC double glazing and gas central heating, ensuring energy efficiency throughout the year. The property also features a driveway, although it may be restricted for some vehicles, and a large garage that provides ample storage space.

Situated in a great location, this home is conveniently close to primary and secondary schools along with local amenities, making it an excellent choice for families. Only a short drive required to both the town centre and transport links to the A66 & A1(M).

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering

checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

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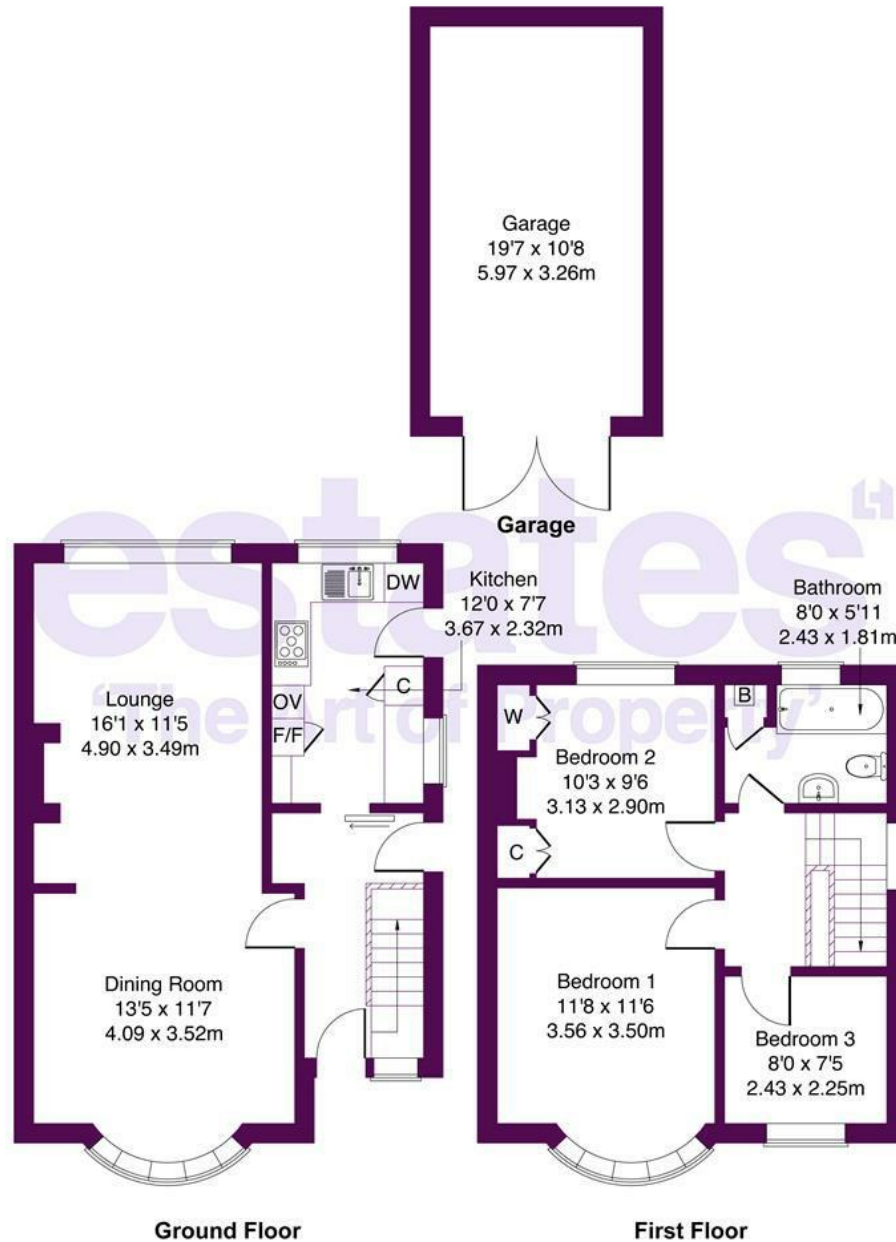
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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Approximate Gross Internal Area: (1184 sq ft - 110 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	