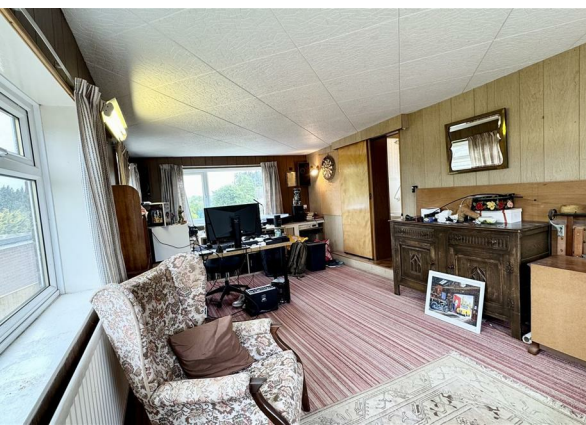


Hartlea Avenue, Darlington, DL1 3NE
Offers in the region of £260,000

estates⁴
'The Art of Property'



Hartlea Avenue, Darlington, DL1 3NE

Offers in the region of £260,000

Council Tax Band: C

Nestled in the highly sought-after Beaumont Hill area of Darlington, this extended semi-detached house on Hartlea Avenue presents an exceptional opportunity for those seeking a spacious family home with immense potential. The house is set on a commanding plot, offering ample outdoor space to the front, side, and rear. A delightful 'secret' garden awaits discovery, providing a tranquil retreat that can only be fully appreciated through a personal viewing. Boasting generous accommodation including four well-proportioned bedrooms, this property is perfect for families or those looking to invest in a long-term residence.

The property also features a larger-than-average garage, ensuring plenty of room for vehicles or additional storage. Conveniently located just a stone's throw from the A1(M) and within easy reach of the A66, this home is ideal for commuters and those who enjoy the benefits of a well-connected location. While the property is in need of some updating, this has been thoughtfully reflected in the asking price, allowing the new owner to personalise the space to their taste.

With a substantial side extension already in place, there is further scope for development or extension, subject to the relevant consent. This presents a fantastic opportunity for buyers looking to create their dream home in a desirable area. Overall, this property is a great long-term investment for the right buyer, combining space, potential, and a prime location. Benefiting from uPVC double glazing, plus composite front door, gas central heating and NO ONWARD CHAIN.

Ground Floor
Entrance hallway with stairs to the first floor. Principal reception room to the front of the ground floor with a bay window flooding the room with natural light. Large separate dining room leading to the Kitchen.

First Floor
Landing opening to the bedrooms and a bathroom with separate WC. Three sizable doubles plus a single which could double up as an office. The principal bedroom runs front to rear enjoying four windows encouraging natural light from three sides.

Externally
Set on a substantial corner plot, this exceptional property boasts an expansive and wraparound garden extending to the front, left side, and rear, offering both grandeur and privacy. The well-maintained grounds create an impressive setting for the home. Beyond the main garden lies a truly unique feature. An extended secret garden nestled at the rear of the property. Enclosed and wonderfully private, this

hidden retreat is ideal for gardening enthusiasts or those seeking a peaceful sanctuary. Adding to the appeal is a larger than average garage with electric door, providing generous space for storage or parking. This is a rare opportunity to acquire a home where outdoor space and privacy are second to none.

Please note:
Council tax Band - C
Tenure - Freehold
Total sq ft to be considered guide only, and includes the garage.

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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.

Principal Elevation

Entrance Hallway

Lounge
11'8" x 12'11" (3.58 x 3.96)

Dining Room
17'11" x 11'8" (5.47 x 3.56)

Kitchen
8'9" x 8'4" (2.68 x 2.56)

First Floor Landing

Principal Bedroom
20'0" x 10'7" (6.11 x 3.24)

Second Bedroom
11'3" x 13'1" (3.43 x 4.00)

Third Bedroom
9'0" x 11'7" (2.75 x 3.54)

Fourth Bedroom
6'2" x 8'1" (1.90 x 2.47)

Bathroom
5'8" x 5'9" (1.75 x 1.77)

Separate WC

Garage
11'7" x 20'11" (3.54 x 6.40)

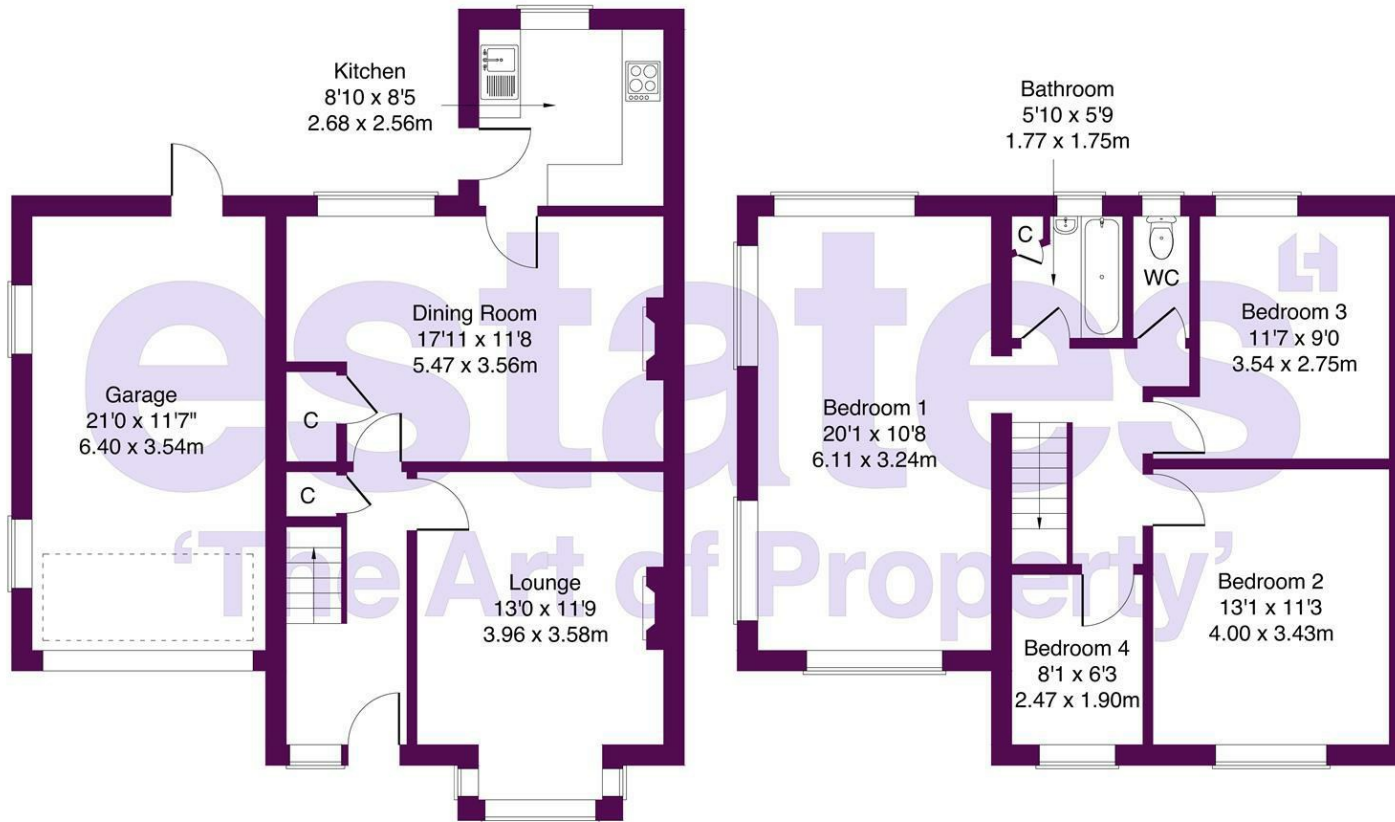
Rear Garden

Extended 'Secret' Garden



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Approximate Gross Internal Area: (1496 sq ft - 139 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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