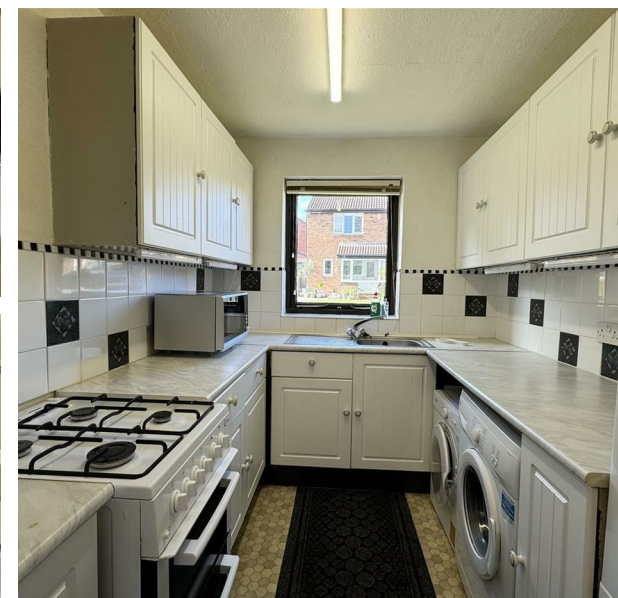


Nairn Close, Darlington, DL1 3RH
Offers in the region of £110,000



Nairn Close, Darlington, DL1 3RH

Offers in the region of £110,000

Council Tax Band: A

** VURV Estates ** The Art of Property -

* Ideal retirement home * Large reception room * One double bedroom * In need of updating * Popular Whinfield area * Easy reach to shops and amenities * Gardens front and rear * No onward chain *

Welcome to Nairn Close, a peaceful cul de sac in the Whinfield area of Darlington - This bungalow offers spacious yet manageable accommodation, although in need of updating, it has excellent potential to become a cosy home in a great area. The bungalow features a driveway (please note it does not come with a garage), and a good size garden. The spacious bedroom is ideal for a single occupant or couple with a generous open plan lounge/diner great for entertaining family and friends.

There is gas central heating via a Vokera 'Combi' boiler. Window are wooden framed, the majority single glazed with some having secondary glazing fitted. The bungalow is also brought to the market with no onward chain.

Situated in a popular neighbourhood, it lies within easy reach of the Asda supermarket, local doctors and pharmacy. The town centre is only a short drive away and there are convenient transport links to the A1(M) & A66.

Don't miss the opportunity to transform this bungalow into your dream home. With its great location this property is just waiting for someone to unlock its full potential. Book a viewing today and start envisioning the possibilities that this lovely

bungalow has to offer.

In brief for the accommodation comprise:

Internally
Entrance hallway, L shaped lounge/diner and fitted kitchen to the front. Double bedroom and shower room.

Externally
Open lawn garden to the front and a shared driveway to a parking space allowing off street parking (no garage). Pedestrian access to the nicely presented rear garden which is laid to lawn along with gravelled areas.

Please note:
Council tax Band - A
Tenure - Freehold
EPC Rating D

VURV Estates 'The Art of Property'
Selling homes in Darlington & surrounding with forward thinking Estate Agency.

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/diner
16'7" x 15'8" (5.06 x 4.80)

Kitchen
8'4" x 6'9" (2.56 x 2.07)

Principal bedroom
12'6" x 9'2" (3.83 x 2.80)

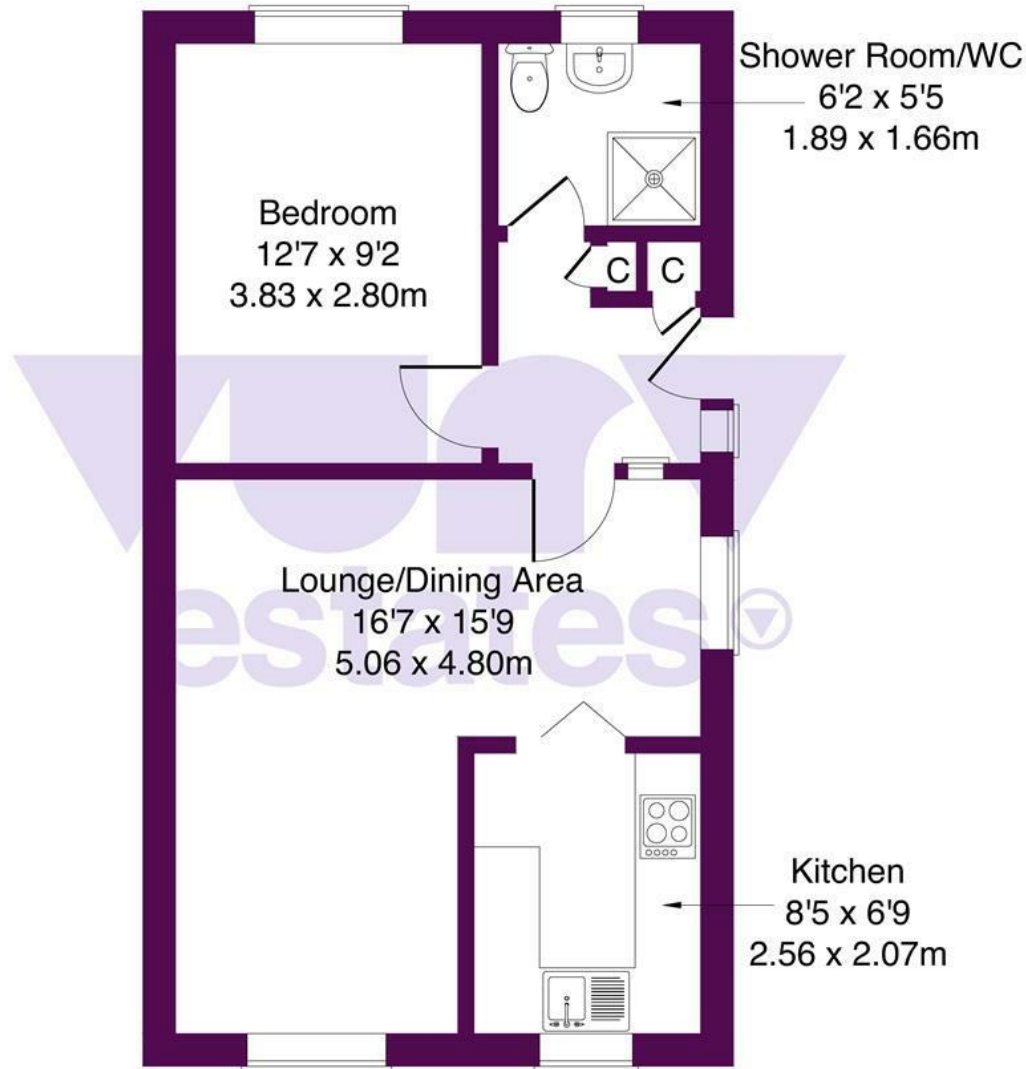
Shower room
6'2" x 5'5" (1.89 x 1.66)

Rear garden



Nairn Close, Darlington, DL1 3RH

Approximate Gross Internal Area: (463 sq ft - 43 sq m.)



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Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	