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St. Giles Close  
West End, Darlington, DL3 8AY  
**Offers over £290,000**

Bungalow - Detached  
3 Bedroom/s  
1 Bathroom/s

An opportunity to purchase this THREE bedroomed DETACHED BUNGALOW, located within the WEST END of Darlington, perfectly placed for walking distance to Mowden shopping. The bungalow offers deceptively spacious living space, and would be suited to a variety of buyers. Internal viewing will reveal a spacious welcoming hallway, a large lounge/ dining room, a conservatory with views over the WEST FACING rear garden, the kitchen is fitted with a range of units, there are THREE bedrooms, however one of the bedrooms is accessed through bedroom two, master having fitted wardrobes, and refitted shower room/WC. Please note, bedroom three is accessed via bedroom two. Externally there are mature established gardens front and rear together with DRIVE AND GARAGE.

Early viewing is essential as bungalows within the west end are in short supply.





- WEST END LOCATION
- NO ONWARD CHAIN
- SUITED TO A VARIETY OF BUYERS
- DRIVE & GARAGE
- WEST FACING REAR GARDEN

- WALKING DISTANCE TO MOWDEN SHOPPING
- DECEPTIVELY SPACIOUS
- CUL-DE-SAC
- DETACHED BUNGALOW
- EARLY VIEWING ESSENTIAL

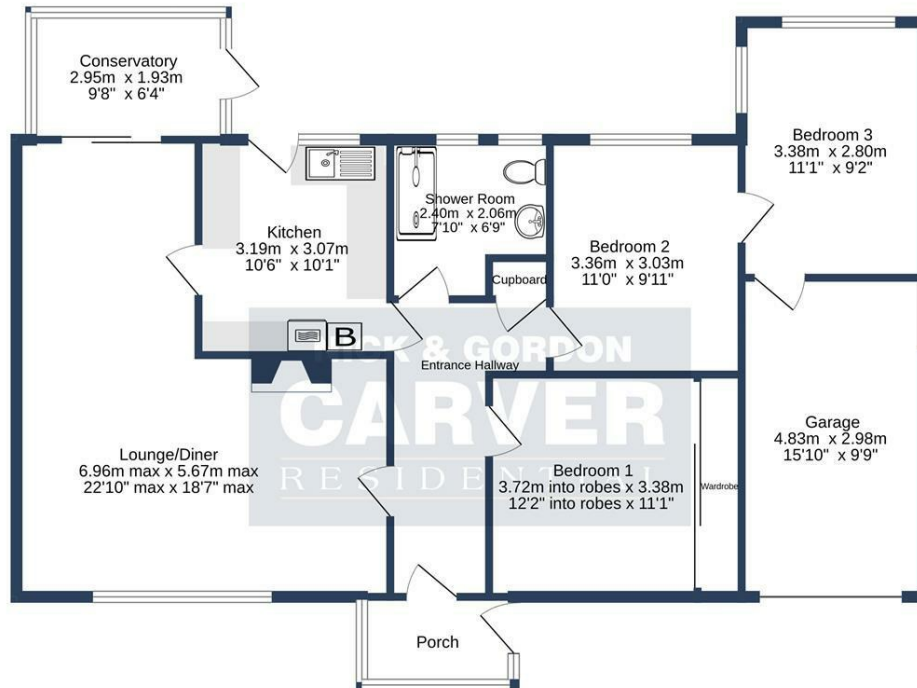
#### **GENERAL INFORMATION**

Tenure: Freehold

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

PVC Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



**GROUND FLOOR**  
108.3 sq.m. (1166 sq.ft.) approx.

ST GILES CLOSE, DARLINGTON, DL3 8AY.

TOTAL FLOOR AREA: 108.3 sq.m. (1166 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>83</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>47</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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MAB 6202



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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)