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Waters End,
Gainford, Darlington, DL2 3DU
Offers in the region of £320,000

Bungalow -
Detached
2 Bedroom/s
1 Bathroom/s

Properties like this become available very rarely. Located on the bank for the River Tees with views that are quite simply not to be missed. This is a two bedroom, detached bungalow (formally three bedrooms), located in a cul-de-sac location in the popular village of Gainford, located approximately 10 minutes from Darlington and 20 minutes from the market town of Barnard Castle. The internal accommodation briefly comprises entrance hallway which gives access to the open plan living/dining room with large picture windows to the south elevation overlooking the river and countryside beyond. There are two double bedrooms, modern shower room and a kitchen/breakfast room to the rear of the property, along with WC and integral access to the single garage. To the front of the property there is a low maintenance forecourt garden with off street parking upon the driveway and to the rear, a terraced garden which leads down to the river.





- RIVERSIDE PROPERTY
- DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- FISHING RIGHTS

- STUNNING VIEWS OVER THE RIVER AND COUNTRYSIDE
- CUL-DE-SAC
- GARAGE AND DRIVEWAY

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Fishing Rights









Waters End

Groyne

12a
12

6

8

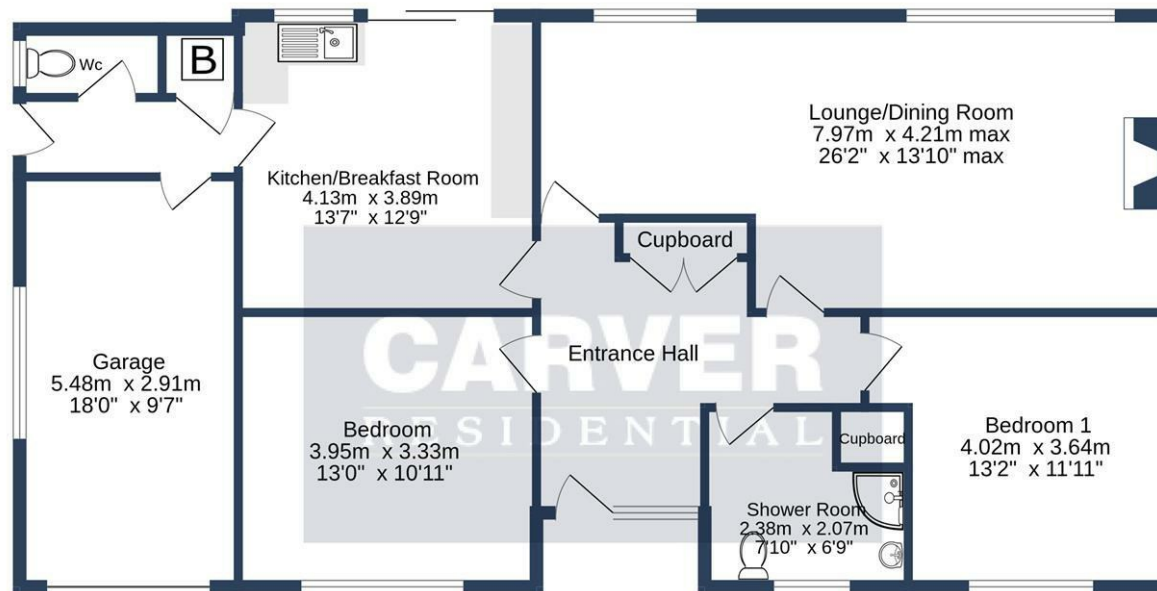
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GROUND FLOOR
111.7 sq.m. (1203 sq.ft.) approx.

WATERS END, GAINFORD, DL2 3DU.

TOTAL FLOOR AREA: 111.7 sq.m. (1203 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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