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Merrybent, Darlington, DL2 2LE

**Offers in the region of £475,000**

Bungalow - Detached  
3 Bedroom/s  
2 Bathroom/s

Offered for sale with NO ONWARD CHAIN, and situated on a sizeable plot, this three bedroomed DETACHED bungalow benefits from having two reception rooms, a bathroom/WC, with additional shower room/WC externally having a large SOUTH FACING REAR GARDEN with stunning views, The bungalow is deceptively spacious and needs to be viewed internally to be fully appreciated, suited to a variety of buyers and would be perfect for anyone looking to extend subject to planning permissions. The bungalow also benefits from a sweeping driveway which allows off road parking for several vehicles and gives access to the GARAGE. Merrybent is well placed for ease of access to the market towns of Darlington & Barnard Castle, and is also surrounded by beautiful countryside.





- NO ONWARD CHAIN
- SIZEABLE PLOT
- STUNNING VIEWS TO THE REAR
- EXTENSIVE DRIVEWAY ALLOWING PARKING FOR SEVERAL VEHICLES
- SPACIOUS LIVING SPACE
- SOUTH FACING REAR GARDEN
- SUITED TO A VARIETY OF BUYERS
- THREE DOUBLE BEDROOMS

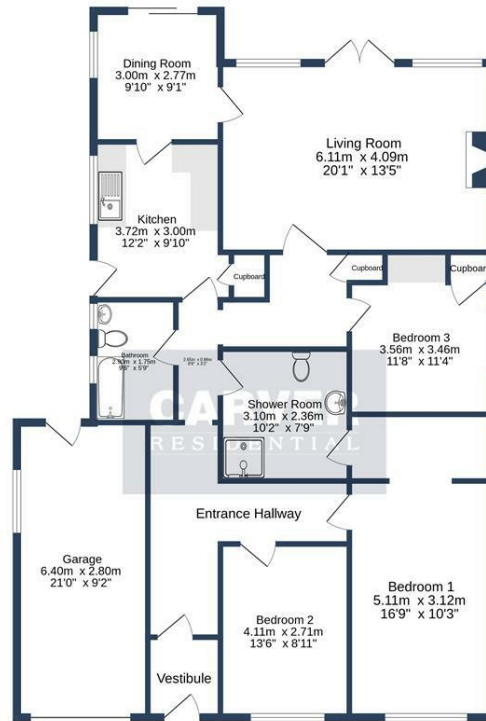
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)



GROUND FLOOR  
135.5 sq.m. (1458 sq.ft.) approx.

MERRYBENT, DARLINGTON, DL2 2LE.

TOTAL FLOOR AREA: 135.5 sq.m. (1458 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 is given 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</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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