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Academy Gardens  
Gainford, Darlington, DL2 3EN

**Offers in the region of £295,000**

Bungalow - Detached  
3 Bedroom/s  
1 Bathroom/s



Welcome to this charming detached house located in the sought-after village of Gainford just 10 minutes drive from Darlington and 15 minutes to Barnard Castle. This property boasts two reception rooms and three bedrooms, offering ample space for comfortable living. Although in need of updating, this house sits on a large plot, providing plenty of potential for renovation and personalisation. The spacious layout offers a unique opportunity to create a truly lovely home tailored to your taste. Off-street parking available. Don't miss the chance to transform this property into your dream home in this desirable location.







- IN NEED OF UPDATING
- SPACIOUS GARDENS
- SUPERB POTENTIAL TO CREATE A FINE HOME
- LARGE BUNGALOW
- OFF STREET PARKING

**GENERAL INFORMATION:**

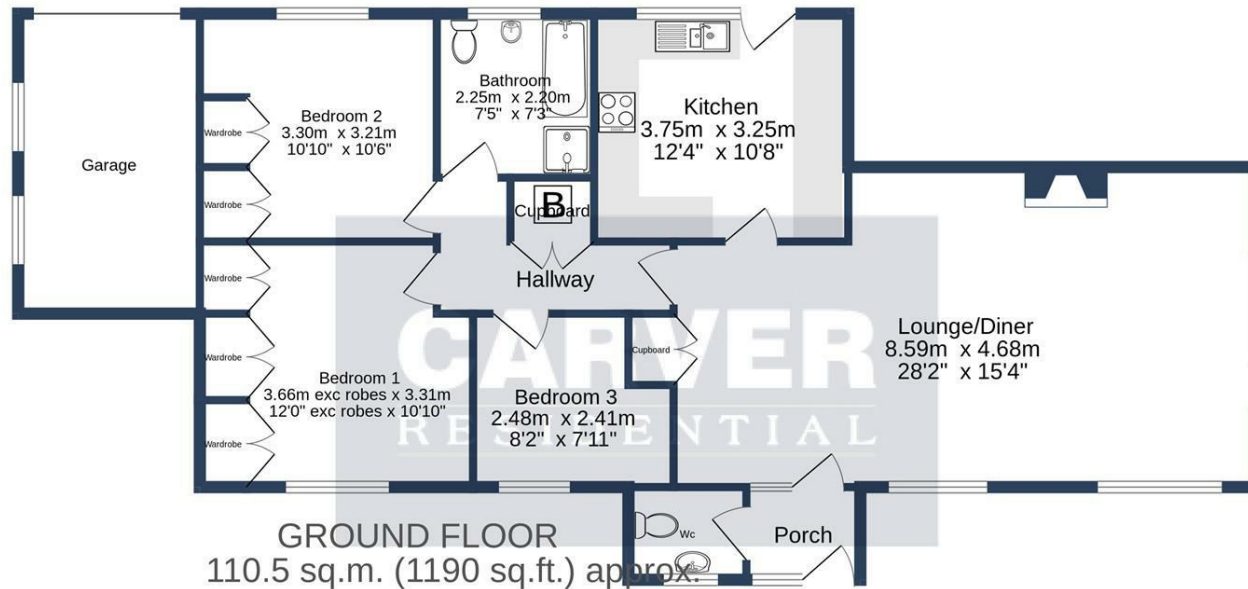
Tenure: Freehold

Services: Central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Please note the owner of this property pays £5 per annum to Northern Electric for a small strip at the bottom of the garden (near garden shed).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

ACADEMY GARDENS, DARLINGTON. DL3 3EN.

TOTAL FLOOR AREA: 110.5 sq.m. (1190 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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MAB 6202



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