





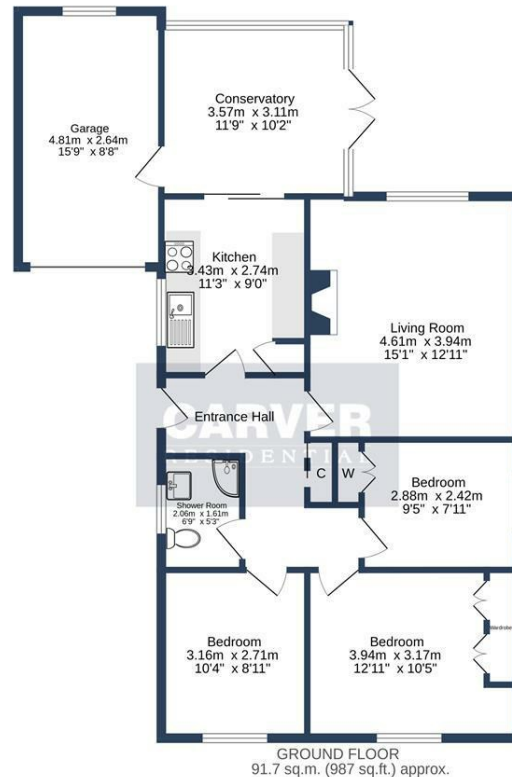
Offered for sale with NO ONWARD CHAIN, a very pleasant three bedroom bungalow located in a cul-de-sac location. The property benefits from off street parking upon the driveway which leads to the single garage and also has a low maintenance south facing rear garden. Internally, there are three bedrooms, shower room, living room, kitchen and conservatory. A must view home.







- DETACHED BUNGALOW
- SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY
- SUPERB POSITION
- CUL-DE-SAC LOCATION



KNIGHTSBRIDGE AVENUE, DARLINGTON, DL1 3HJ.

TOTAL FLOOR AREA: 91.7 sq.m. (987 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 for 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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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