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Colorado Grove  
Darlington, DL1 2YW

**Offers in the region of £150,000**

Bungalow - Semi Detached  
2 Bedroom/s  
1 Bathroom/s



Situated within this highly desirable Colorado Grove, Darlington, this modern two-bedroom semi-detached bungalow is a delightful find for those seeking a modern and comfortable home. Tucked away in a small cul-de-sac, the property offers a peaceful retreat while still being conveniently located.

Having been lovingly maintained by its sole owner since new, this bungalow is ready for you to move in without delay. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The recently refitted kitchen boasts integrated appliances, making it both stylish and functional for your culinary needs.

Two good sized bedrooms, master having built-in wardrobes, ensuring ample storage space. The modern bathroom/wc with overhead shower, adds to the convenience of this well-appointed bungalow.

Externally, the property benefits from a driveway and a garage, providing secure parking and additional storage options. The mature and established gardens at both the front and rear of the bungalow offer a lovely outdoor space to enjoy, whether for gardening or simply unwinding in the fresh air.

With no onward chain, this property presents an excellent opportunity for buyers looking for a seamless transition into their new home. This bungalow is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make it yours.







- NO ONWARD CHAIN
- ONE OWNER FROM NEW
- REFITTED QUALITY KITCHEN WITH INTEGRATED APPLIANCES
- LARGE DRIVEWAY LEADING TO GARAGE
- BUNGALOWS ARE ALWAYS IN DEMAND
- CUL-DE-SAC LOCATION
- SPACIOUS INTERIOR
- TWO BEDROOMS
- BUS STOP & AMENITIES WITHIN WALKING DISTANCE

#### **GENERAL INFORMATION**

Tenure: Freehold

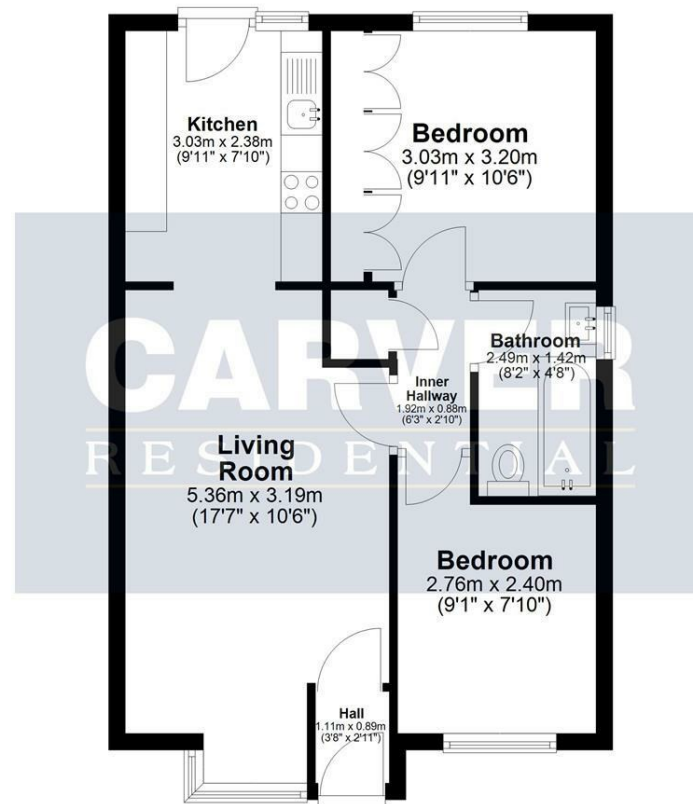
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B )

## Ground Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 48.3 sq. metres (520.0 sq. feet)

**30 Colorado Grove, Darlington**

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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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