



We welcome to the market this beautifully presented 2 bedroomed semi-detached bungalow in the popular Whinfield area of Darlington, close to local amenities, bus routes and within walking distance to local schools. Offered for sale with NO ONWARD CHAIN, finished to a high standard with well-maintained front & rear gardens, double driveway and garden room to the side with front and rear access.

Upon entering the property through the entrance hallway, you are invited into the open plan lounge, dining area with fireplace an open archway leads you into the modern galley style kitchen with integrated appliances, double oven and induction hob, the rear door opens out onto a covered patio area perfect for entertaining, the garden room is accessible from the garden with electric points and has access to the front of the property. This room could be utilized for a variety of uses. There are two double bedrooms master having built in wardrobes, and refitted shower room/WC.





- NO ONWARD CHAIN
- IMPRESSIVE HOME
- WELL PLACED FOR SHOPS,BUS ROUTES ETC
- MATURE ESTABLISHED GARDENS
- EARLY VIEWING WILL IMPRESS.
- CUL-DE-SAC LOCATION
- POPULAR LOCATION
- READY TO MOVE INTO
- SUITED TO A VARIETY OF BUYERS

GENERAL INFORMATION:

Tenure: Freehold

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

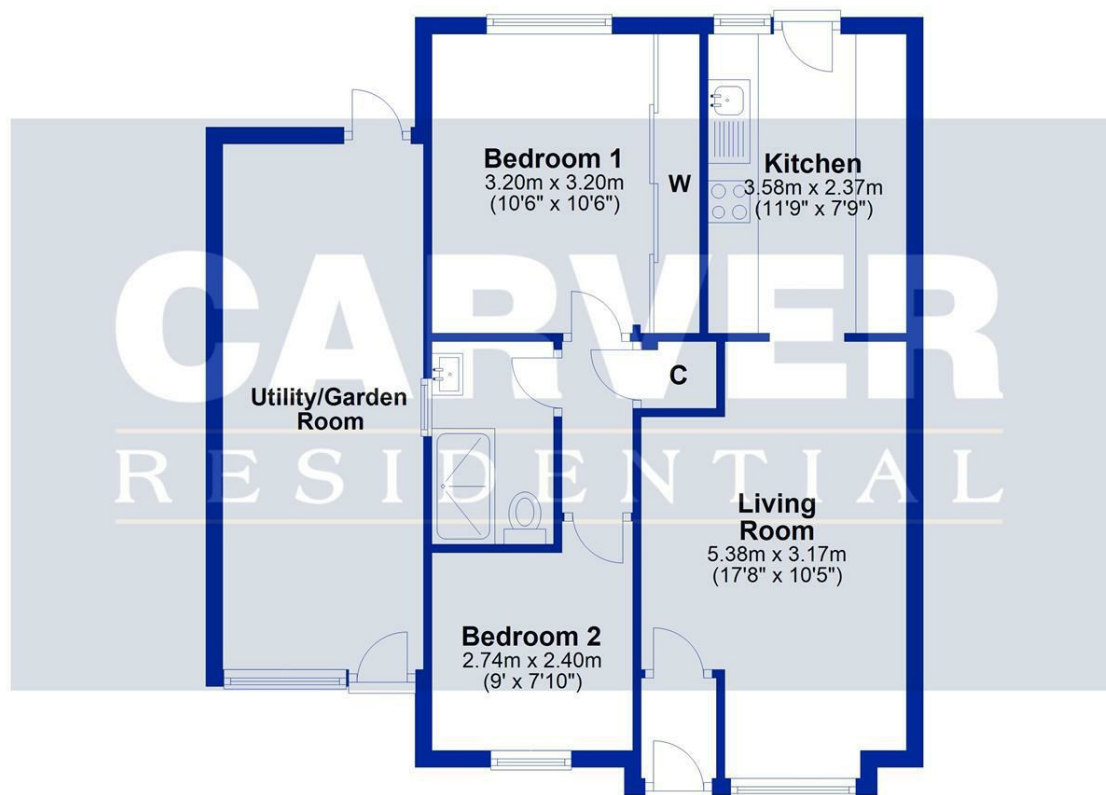
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Buyers Identification Checks

Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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