



**** EXTENDED BUNGALOW ** ** LOVELY ELEVATED SITE ** ** TWO DOUBLE BEDROOMS **
** SOLAR PANELS ****

Superbly positioned on this peaceful cul-de-sac we have pleasure in marketing this detached bungalow located in the sought-after Bampton/Whinfield area of Darlington, which lies within easy reach of the Asda supermarket, local doctors and pharmacy. There are good transport links to the A1(M) & A66. The home has been well cared for benefiting from uPVC double glazing, gas central heating, sunroom extension and solar panels (which are owned). Generous driveway and garage perfect for a DIY enthusiast.

In our opinion the sizeable rear garden would also lend itself to a further extension, subject to the relevant consent which is currently paved for low maintenance. Internally the bungalow has been nicely maintained, providing spacious, yet manageable accommodation which will suit the needs of a variety of buyers and we certainly have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer both inside and out.

Please Note: Council tax band D. Freehold basis.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Knightsbridge Avenue, Darlington, DL1

3HJ

2 Bed - Bungalow - Detached

Offers In The Region Of £235,000

EPC Rating: C

Council Tax Band: D



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FRIENDS**
ESTATE AGENTS

Knightsbridge Avenue, Darlington, DL1 3HJ



In brief the accommodation comprises of a light and airy hallway giving a good first impression with hatch and fitted ladder allowing access to a loft which houses the combi boiler. Cosy lounge, enjoying views to the front. Fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit, two windows flooding the room with natural light, cooker point and access to the sun room which is a great place to relax and unwind. Two double bedrooms, both in neutral décor and a shower room which features a double walk-in shower, basin and w.c.

EXTERNALLY

Commanding a superb position on a desirable cul-de-sac with excellent curb appeal. Low maintenance gardens to front, side and rear. There is a driveway allowing off street parking leading to the garage with Everest up and over door, lighting, power and pedestrian door access leading to the rear garden which has been paved and has huge potential.

HALLWAY

LOUNGE

12'5" x 14'0" (3.81m x 4.28m)

KITCHEN

8'11" x 14'0" (2.74m x 4.29m)

SUN ROOM

9'5" x 7'1" (2.88m x 2.18m)

BEDROOM

11'5" x 11'3" (3.48m x 3.44m)

BEDROOM

9'11" x 8'7" max 11'0" (3.03m x 2.64m max 3.36m)

SHOWER ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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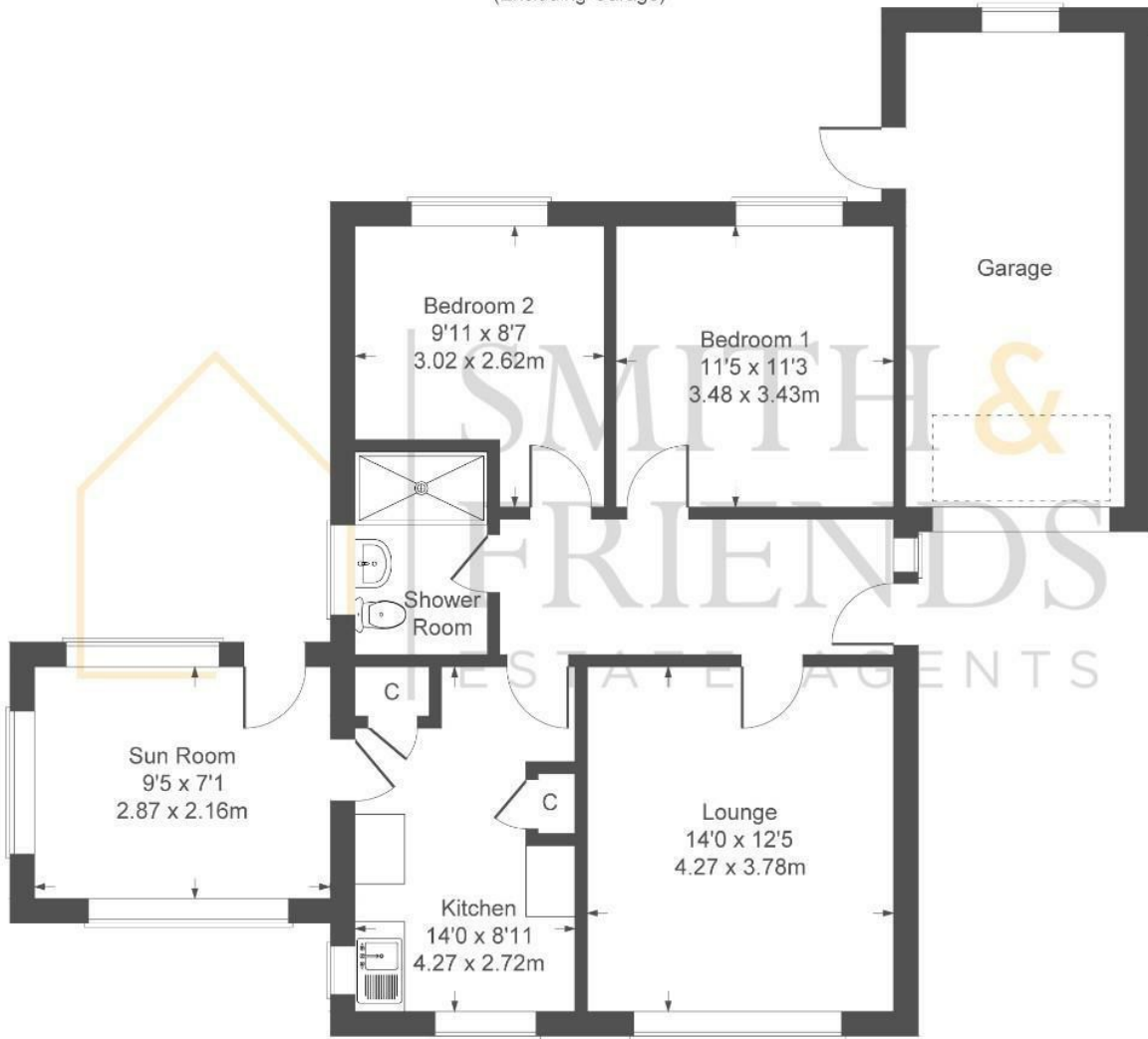


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Knightsbridge Avenue

Approximate Gross Internal Area
819 sq ft - 76 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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