



**** OVER 55's RETIREMENT BUNGALOW ** ** 75% SHARED OWNERSHIP ****
**** PEACEFUL CUL DE SAC ** ** SOUGHT AFTER OAKFIELD LODGE ****
**** CONSERVATORY EXTENSION ****

Asking price is for a 75% share of this charming two bedroom semi detached bungalow with the remaining 25% owned by Castles and Coast Housing Association with approximately £63 payable per month to include the rent and service charge. Potential purchases requirements to be over 55 years of age and retired.

The bungalow is nicely positioned at the head of this choice cul-de-sac, which lies within easy reach of Cockerton Village, Darlington town centre, Memorial Hospital and the A1(M).

Hartington Way, Darlington, DL3 0GP

2 Bed - Bungalow - Semi Detached

75% Shared Ownership £137,500

EPC Rating: D

Council Tax Band: B

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Hartington Way, Darlington, DL3 0GP



Internally there is neutral décor, a well appointed Kitchen, modernised shower room, modern uPVC double glazing (all external windows replaced 2022, excluding conservatory which was erected earlier), gas central heating, an alarm system.

The home is brought to the market with NO ONWARD CHAIN.

Driveway to the front and fantastic sized rear garden perfect to relax and unwind during those warmer months.

We have no hesitation in recommending an internal viewing at your earliest opportunity for this well priced, affordable bungalow.

In brief the accommodation comprises entrance vestibule opening to the light and airy hallway giving a good first impression with hatch allowing loft access and cupboard housing the domestic hot water cylinder. Excellent size lounge to the rear leading to the conservatory extension, perfect to entertain family and friends. Fitted kitchen to the front which has a range of units with laminate work surfaces incorporating sink unit with mixer tap, electric ceramic hob, single oven and gas boiler. Two good size bedrooms and a shower room with double walk in shower, basin and w.c.

Externally there are gardens to front and rear. The front has been paved and gravelled considered low maintenance with a hard surface driveway allowing off-street parking. Pedestrian side access featuring a garden shed. Generous rear garden which has been well cared for over the years and is laid to lawn with mature borders and a paved patio area.

Council tax band B. Leasehold basis. EPC rating D.
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

12'6" x 14'0" (3.83m x 4.28m)

CONSERVATORY

7'6" x 7'7" (2.29m x 2.32m)

KITCHEN

7'6" x 13'10" (2.31m x 4.24m)

BEDROOM

9'1" x 14'0" (2.78m x 4.29m)

BEDROOM

10'4" x 7'11" (3.17m x 2.42m)

SHOWER ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

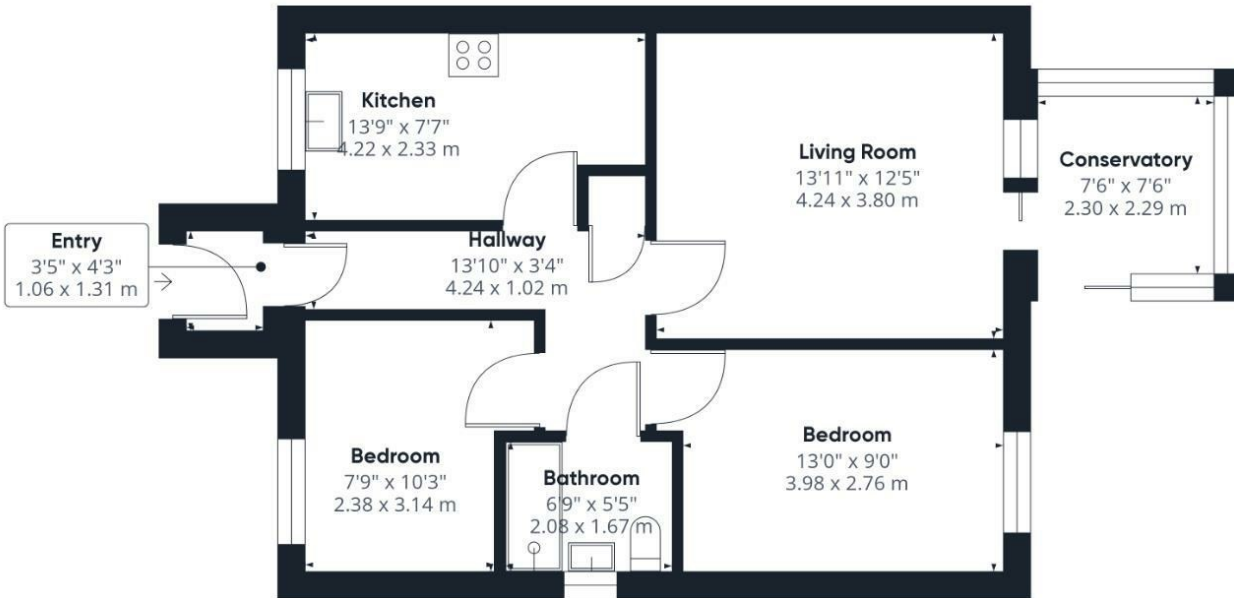


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Approximate total area⁽¹⁾
677.86 ft²
62.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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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