



**\*\* OVER 55's RETIREMENT BUNGALOW \*\* \* 50% SHARED OWNERSHIP \*\***  
**\*\* EXTREMELY POPULAR OAKFIELD LODGE \*\* \* SOUTH FACING REAR GARDEN \*\***

SET PRICE - £77,500 for 50% SHARE - With an Optional 75% share of £116,250

We anticipate demand to be high for this spacious, yet manageable two bedroom semi detached bungalow enjoying a South facing low maintenance rear garden. The kitchen is in good order, there is a generous lounge with sliding patio doors, ideal for entertaining and a large master bedroom with a good size second bedroom, which could also be considered a separate dining room.

There is uPVC double glazing and the bungalow is brought to the market with NO ONWARD CHAIN.

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

**Skeldale Grove, Darlington, DL3 0GW**

**2 Bed - Bungalow - Semi Detached**

**50% Shared Ownership £77,500**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Leasehold**



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FRIENDS**  
ESTATE AGENTS



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Oakfield Lodge is a popular development with this particular bungalow on a peaceful position and within easy reach of the Memorial Hospital, Cockerton Village and the town centre. The remaining 50% is owned by Castles and Coasts Housing Association with £348.26 payable per month to include the rent, service charge and buildings insurance, capital works and exterior maintenance. Then, however, if a 75% option was taken then the charges would decrease accordingly (service charge only payable of £56.31 pcm).

Purchasers requirements to be over 55 years of age and retired.

In brief accommodation comprises of a useful entrance vestibule opening to a light and airy hallway giving a great first impression with linen cupboard housing the domestic hot water cylinder and hatch allowing access to a part boarded loft. Kitchen to the front of the bungalow providing a range of wall and base units with laminate work surface space, incorporating a sink unit with mixer tap, gas cooker point, space for a fridge freezer, plumbing for a washing machine. Nicely presented lounge, both spacious, yet cosy enjoying a sliding patio door leading to the garden. Double master bedroom with ample space for wardrobes. Second bedroom, also a good size with option for separate dining. Bathroom/w.c. with a panelled bath and overhead shower, pedestal wash hand basin and w.c.

Externally, the bungalow is nicely set back with a good size open lawn garden to the front and hard surface driveway allowing parking for two vehicles. Pedestrian side access to the rear garden having that favourable South aspect thus enjoying the majority of the afternoon and evening sun. Considered low maintenance with an outside water tap.

### ENTRANCE HALL

### KITCHEN

13'10x7'9 (4.22mx2.36m)

### INNER HALLWAY

### LOUNGE

13'11x12'6 (4.24mx3.81m)

### BEDROOM

14'1x9'3 (4.29mx2.82m)

### BEDROOM

10'6x9'5 (3.20mx2.87m)

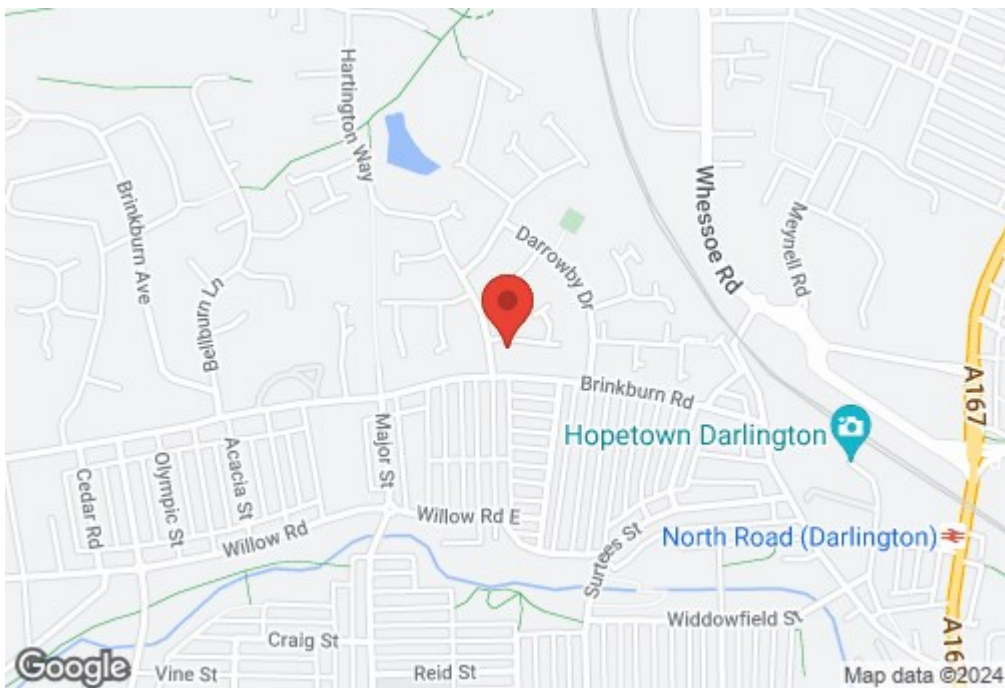
### BATHROOM/W.C.

### FRONT EXTERNAL

### REAR GARDEN



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# Skeldale Grove

Approximate Gross Internal Area  
635 sq ft - 59 sq m



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			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(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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