



This well-presented 1990s semi-detached bungalow exudes charm and warmth, making it an ideal home for those seeking single-level living. Nestled in a quiet, established neighbourhood, the property boasts a neat, low-maintenance exterior with a brick façade and mature landscaping.

Upon entering, you're greeted by a cozy hallway that leads into a spacious living room with large windows that invite plenty of natural light, creating a bright and airy atmosphere. The room features a traditional fireplace, adding a touch of nostalgia and comfort.

The kitchen, while modestly sized, is functional and well-maintained, with ample storage and space for a breakfast table. It overlooks a private, beautifully kept garden, perfect for relaxing or gardening enthusiasts.

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

Speedwell Close, Darlington, DL1 1JA

2 Bed - Bungalow

£155,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Speedwell Close, Darlington, DL1 1JA



The bungalow offers two comfortable bedrooms, each with generous closet space. The master bedroom is particularly inviting, with views of the garden. A well-appointed bathroom, featuring both a bath and shower, completes the living spaces.

Additional highlights include a single garage, driveway parking and central heating. The property has been well cared for and retains its original character while offering potential for modern updates. It's perfect for downsizers or those seeking a peaceful, low-maintenance lifestyle

HALLWAY

LOUNGE

10'10" x 15'11" (3.31m x 4.87m)

KITCHEN

8'10" x 9'10" (2.71m x 3.02m)

BEDROOM

10'11" x 10'10" (3.35m x 3.31m)

BEDROOM

8'11" x 9'2" (2.72m x 2.80m)

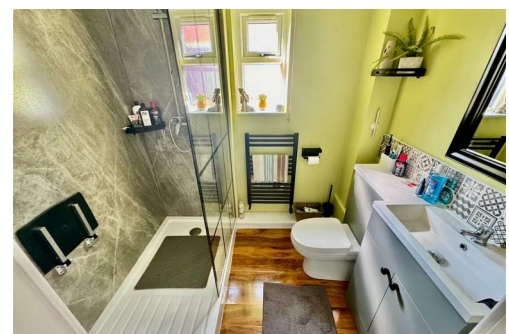
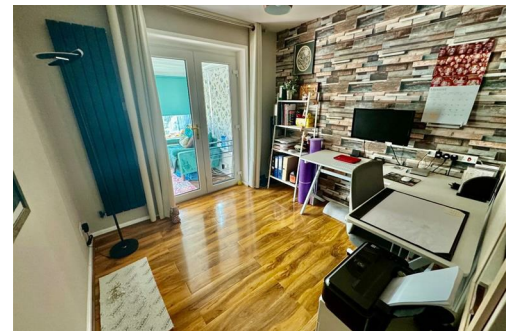
CONSERVATORY

7'6" x 15'0" (2.29m x 4.58m)

SHOWER ROOM/W.C.

FRONT EXTERNAL

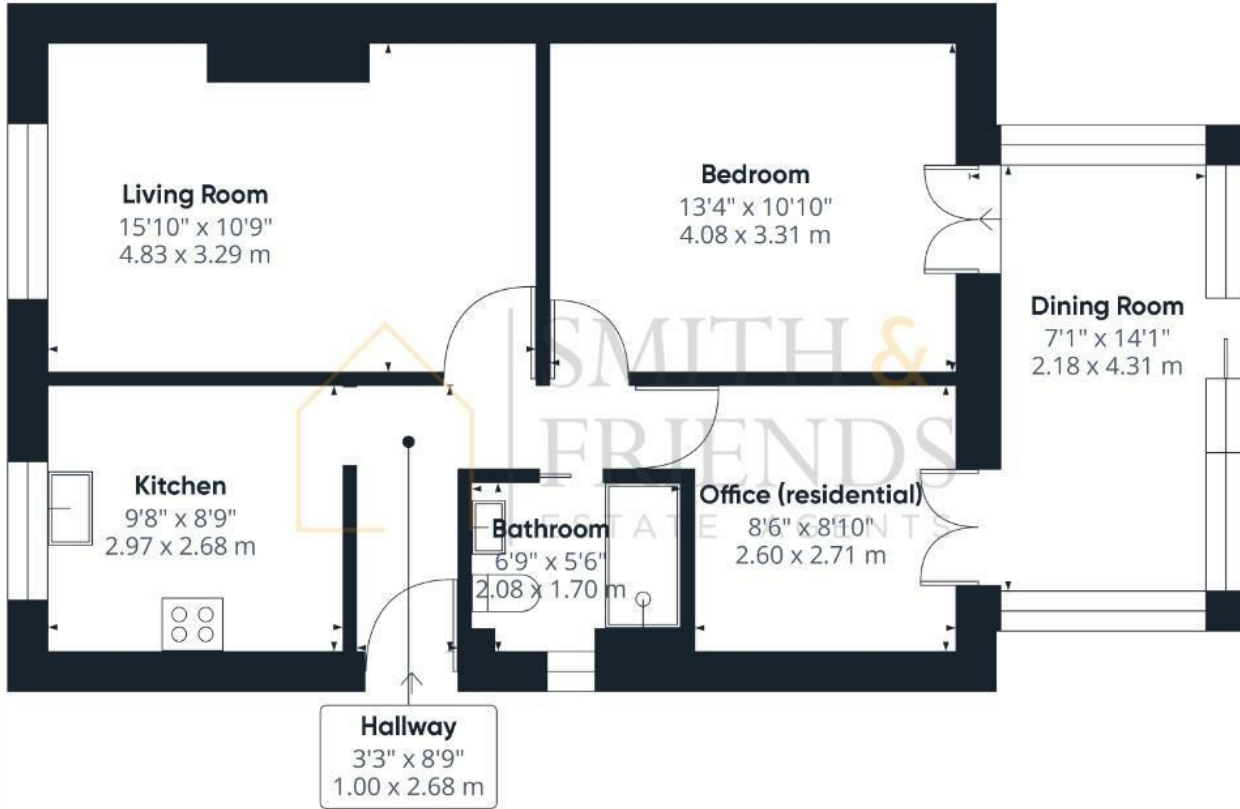
REAR GARDEN



Speedwell Close, Darlington, DL1 1JA



Speedwell Close, Darlington, DL1 1JA



Approximate total area¹⁾
679.1 ft²
63.09 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.

Calculations are based on RICS IPMS 3C standard.

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			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

