



**\*\* SEMI DETACHED BUNGALOW \*\*** **\*\* TWO BEDROOMS \*\*** **\*\* SOUGHT AFTER LOCATION \*\*** **\*\* CLOSE TO AMENITIES \*\*** **\*\* REFITTED KITCHEN AND REFITTED WETROOM \*\***  
**\*\* LONG DRIVE AND GARAGE \*\*** **\*\* LOW MAINTENANCE FRONT AND REAR GARDENS \*\***

We are pleased to offer for sale a superb two bedroom semi detached bungalow in the sought after Mowden area in Darlington. Presented in good decorative order throughout the bungalow has been refurbished in recent years to include a refitted kitchen and refitted wetroom, recently replaced external doors and the installation of quality fitted wardrobes in the master bedroom. With the benefit of gas central heating and quality upvc triple glazing installed around five years ago the property provides spacious yet manageable accommodation suitable for a wide range of potential buyers and would make an ideal retirement property.

Carleton Drive is located off Wilton Drive in a convenient location within walking distance of local shops, bus services, schools and doctors surgery. Both Darlington town centre and the Memorial hospital are a short drive away.

The well appointed accommodation briefly comprises: Entrance Hallway, good sized Lounge with feature fireplace, electric fire and views over the front garden, excellent fitted Kitchen with built in oven and hob and fitted breakfast bar, Bedroom one with sliding door fitted wardrobes, Bedroom 2 and Wetroom/ wc with wall mounted shower. Externally are low maintenance front and rear gardens, a long drive providing off street parking and a brick garage with remote control up and over door.

The property is offered for sale with no onward chain and viewing is highly recommended to appreciate fully.

**Carleton Drive, Darlington, DL3 9QP**  
**2 Bed - Bungalow - Semi Detached**  
**O.I.R.O £210,000**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS



**Carleton Drive, Darlington, DL3 9QP**



**Entrance Hall**

**Lounge**

**16'10 x 11'4 (4.88m'3.05m x 3.35m'1.22m)**

**Kitchen**

**11'10 x 8'10 (3.35m'3.05m x 2.44m'3.05m)**

**Bedroom 1**

**12'8 x 11'4 (3.66m'2.44m x 3.35m'1.22m)**

**Bedroom 2**

**9'0 x 8'10 (2.74m'0.00m x 2.44m'3.05m)**

**Wet Room/ wc**

**6'4 x 5'4 (1.83m'1.22m x 1.52m'1.22m)**

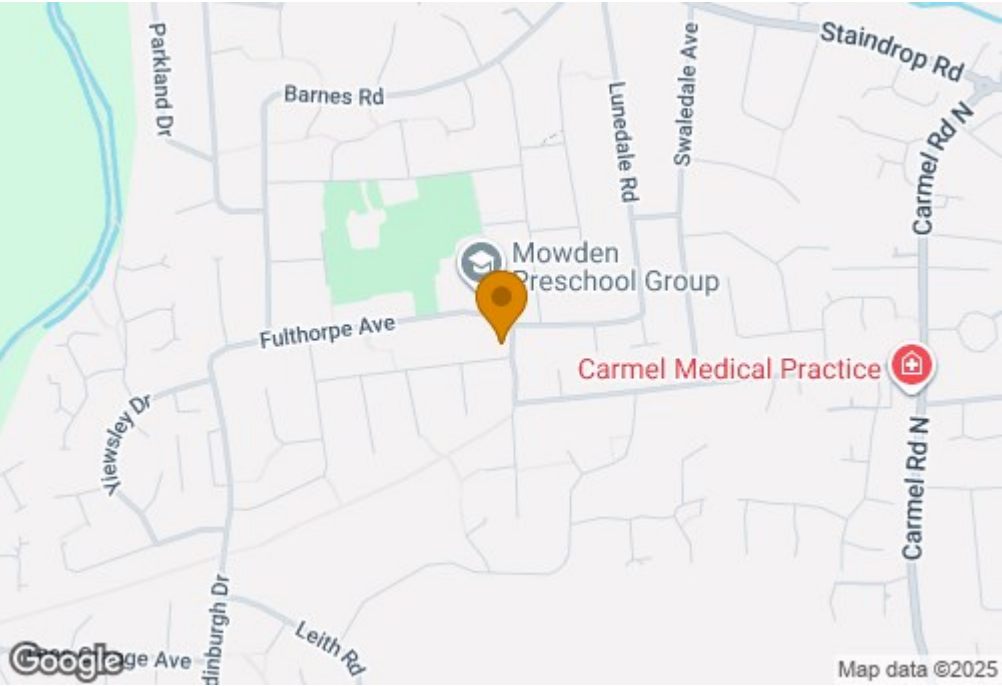
**OUTSIDE**

**Garage**

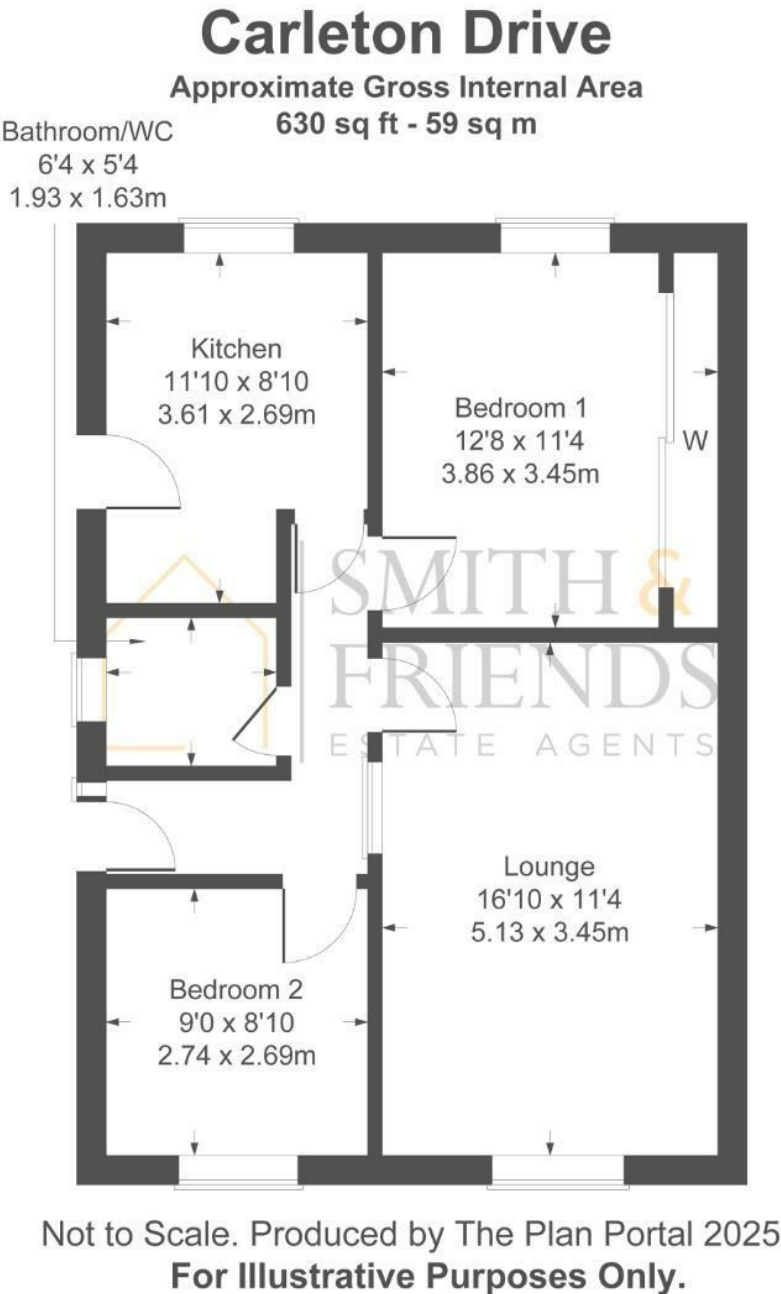
**18'2 x 8'6 (5.49m'0.61m x 2.44m'1.83m)**




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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		86	
(81-91) B			
(69-80) C	69		
(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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