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ESTATE AGENTS

**9 Clarendon Road, Darlington, DL1 3HL**  
**Offers In The Region Of £179,950**



## 9 Clarendon Road, Darlington, DL1 3HL

This TWO BEDROOMED semi-detached bungalow has been a much loved home for a number of years and upon inspection you will see why. The internal accommodation is very spacious and flooded with light. There are two sitting rooms, both with fireplaces and gas fires. The kitchen has been extended to allow for ample cabinets and a well proportioned dining area and there is access from the kitchen to a large conservatory which takes in the views of the generous rear garden.

Both of the bedrooms are double rooms, with the principle bedroom having a full range of fitted wardrobes. And finally there is a refitted shower room/WC with electric shower.

The property sits in gardens to the front and rear. The front being enclosed by a brick built wall with double wrought iron gates accessing the driveway which provides off street parking for several vehicles. This leads to the rear garden which is very sizeable and simply a lovely space to enjoy the outdoors.

The property has been well maintained and whilst it would benefit from being updated it is immaculately kept and in ready to move into order. Warmed by gas central heating via a back boiler installed in 2022 and being fully double glazed.

The location is ideally placed for regular bus services and road transport links. A local supermarket and doctors surgery are close by along with a popular pub/restaurant.

TENURE: Freehold

COUNCIL TAX: C

### ENTRANCE PORCH

A useful addition to the home to take away the initial traffic from the hallway. With a UPVC door and double glazed windows. A wooden internal door leads into the reception hallway.

### RECEPTION HALLWAY

A welcoming hallway leading to all of the accommodation.

### LOUNGE

**15'1" x 13'2" (4.60 x 4.02)**

The first of two sitting rooms with a square bay window to the front aspect and a wall mounted gas fire with tiled hearth to the chimney breast.

### SITTING ROOM

**14'11" x 14'9" (4.56 x 4.52)**

The second sitting room also has a square bay window to the front aspect. There is an attractive feature fire surround with gas fire and back boiler.

### KITCHEN & DINER

**15'8" x 10'10" (4.79 x 3.31)**

Extended and L shaped the kitchen has been fitted with a range of white gloss cabinets with complementing worksurfaces and textured sink. There is a gas cooker and plumbing for an automatic washing machine. The dining area can easily accommodate a family table and there are windows to the side and rear making it light and bright.



## CONSERVATORY

17'10" x 7'8" (5.45 x 2.36)

A pleasant space in which to enjoy views of the garden whatever the weather. The conservatory is UPVC framed with French doors opening onto the patio and a tiled floor.

## BEDROOM ONE

13'3" x 10'9" (4.05 x 3.30)

A generous double bedroom with fitted wardrobes to one wall and a window to the conservatory.

## BEDROOM TWO

10'7" x 10'4" (3.23 x 3.17)

A second double bedroom also having a window onto the conservatory.

## SHOWER ROOM WC

With a corner shower cubicle with electric shower, wall hung hand basin and low level WC. The room has been finished with ceramics and has a window to the side.

## EXTERNALLY

The front garden is enclosed by a brick wall and designed for ease of maintenance. There are double wrought iron gates for access to the driveway which allows for parking for several vehicles and leads down to the rear garden.

The rear garden itself is of a good size and mainly laid to lawn with established trees, flowers and shrubs. Originally there was a single garage and the hardstanding space remains. To the rear of the garden is a useful timber shed. The garden catches a great deal of the sun shine and is a lovely space with a large paved patio seating area closer to the property.



GROUND FLOOR  
1314 sq.ft. (122.1 sq.m.) approx.



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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