



## The Byway

Darlington DL1 1EH

Offers Over £135,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# The Byway

Darlington DL1 1EH



- Two Bedroom
- No Onward Chain
- Viewing Recommended

- Semi Detached Bungalow
- EPC Rating D
- Must Be Seen

- Gardens & Garage
- Council Tax Band B

This two bedroom mature semi detached bungalow located in the Eastbourne area of town. The property has good size living accommodation with a modern fitted kitchen and two good size double bedrooms. The property also has off street parking and a garage and is offered to the market with no onward chain.

The property is within easy access of local Retail Parks and Darlington Mainline Railway Station including bus routes in and out of town.

## Entrance Hall

Upvc door to the side, radiator.

## Lounge

16'7 x 11'10 (5.05m x 3.61m)

Upvc double glazed bay window to the front, radiator, feature fireplace with marble back and hearth, built in cupboards to alcove.

## Kitchen/Diner

12'7 x 9'11 (3.84m x 3.02m)

Upvc double glazed windows to the side and rear, fitted with a range of beech effect wall, base and drawer units, contrasting work surfaces, part tiled walls, radiator, space for table and chairs. Space for cooker and washing machine and fridge/freezer.

## Bedroom 1

12' x 10'11 (3.66m x 3.33m)

Upvc double glazed window, radiator and built in wardrobes.

## Bedroom 2

10'4 x 8'11 (3.15m x 2.72m)

Upvc double glazed window to the front and radiator.

## Bathroom

Fitted with a suite comprising panelled bath with shower fitment, low level wc, wash hand basin, obscure window to the side and radiator.

## Externally

The property has gardens to the front and rear. The rear garden has a decking area and pebbled area. There is a garage with up and over door, power and light.

## Council Tax

Band B

## Tenure

Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

710 ft 2 / 66 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

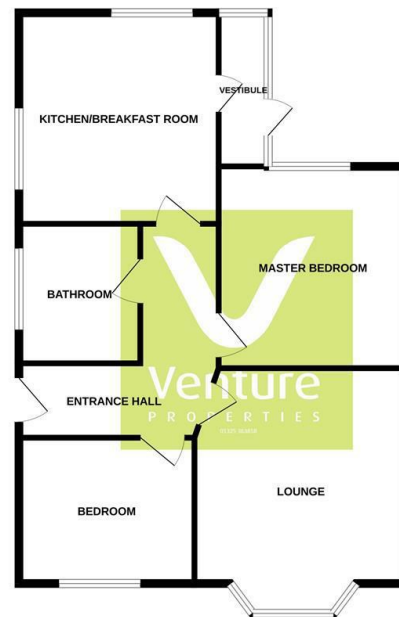
9000 Mbps

Satellite / Fibre TV Availability

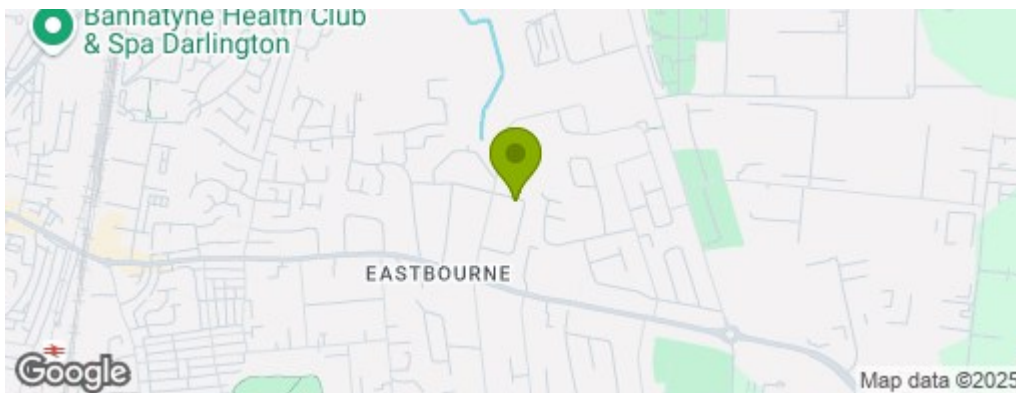
BT

Sky

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, system and appearance of each item are shown in black and no guarantee as to their quality or efficiency can be given.  
Made with Mapbox GLJS



## Property Information

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