



## The Causeway

Darlington DL1 1EN

Offers In Excess Of £150,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# The Causeway

Darlington DL1 1EN



- Two Bedroom Semi Detached Bungalow
- Rear Garden

- Eastbourne Area of Darlington
- Council Tax Band B

- Garage and Off Street Parking
- Epc Rating D

We offer this refurbished and updated two bedroom semi detached bungalow to the market with no onward chain. The bungalow benefits from a replaced kitchen and has been neutrally and tastefully decorated and carpeted throughout.

The Causeway lies within easy reach of many amenities in the Eastbourne area of Darlington including Retail Parks, the main line Railway Station, bus routes in and around town and comes to the market with No Onward Chain.

Externally there is off street parking and a rear garden laid to lawn with patio area. Viewing comes highly recommended.

## Entrance Hall

Upvc door to side and radiator.

## Lounge

15'11 x 11'11 (4.85m x 3.63m)

Upvc double glazed bay window to front, feature fireplace with inset remote control, real flame effect fire. Spotlights to ceiling and radiator.

## Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to side, fitted with walk in shower, w.c, floating wash hand basin, heated towel rail and wet room floor with drainage. Fully tiled walls.

## Kitchen

12'00 x 7'10 (3.66m x 2.39m)

Upvc double glazed window and door to side with additional window to rear. Fitted with wall base and drawer units, matching worktops and breakfast bar providing seating. Stainless Steel sink with mixer tap, integrated ceramic hob with oven and extractor over. Concealed boiler and laminate flooring.

## Externally

To the front there is a gated driveway providing off street parking and access to the rear garden and garage. There is also a decorative pebbled forecourt area.

To the rear is mainly laid to lawn with patio area and shed. Single detached garage.

## 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

721 ft 2 / 67 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

56 Mbps

Ultrafast

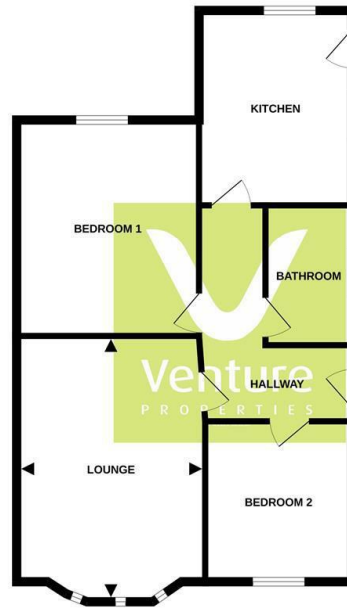
9000 Mbps

Satellite / Fibre TV Availability

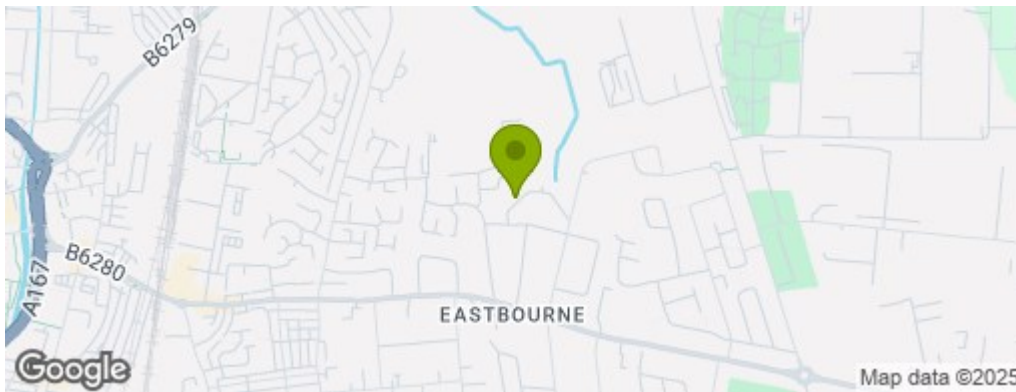
BT

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 a guide for any prospective purchaser. The architect, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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