



VENTURE  
PLATINUM

Durham Road | Darlington  
No Onward Chain £235,000



On Durham Road in the charming location of Coatham Mundeville in Darlington, this delightful two-bedroom bungalow offers a perfect blend of comfort and scenic beauty. The property offers picturesque views across open green spaces to the rear, creating a serene atmosphere that is ideal for relaxation.

The bungalow features a spacious reception room and conservatory to the rear, providing a warm and inviting space for both entertaining guests and enjoying quiet evenings at home. The two well-proportioned bedrooms are designed to offer a restful retreat, while the bathroom is conveniently located to serve both rooms.

The double garage adds to the practicality of the home, providing ample space for vehicles and storage needs.

Generous off-street parking ensures that you and your guests will never have to worry about finding a space. This bungalow is not just a home; it is a lifestyle choice, offering the perfect setting for those who appreciate the beauty of nature while enjoying the comforts of modern living.

In summary, this two-bedroom bungalow on Durham Road is a rare find, combining scenic views, practical features, and a peaceful location. It is an ideal choice for anyone looking to settle in a tranquil environment while still being close to the amenities of Darlington. Do not miss the opportunity to make this charming property your new home.

#### **Entrance Hall**

Upvc door to side.

#### **Lounge 3.8 x 5.9 (12'5" x 19'4" )**

Upvc double glazed window to side, sliding doors to rear and radiator.

#### **Dining Room 2.4 x 3.3 (7'10" x 10'9")**

With staircase to first floor landing and radiator.

#### **Kitchen 2.4 x 3.2 (7'10" x 10'5")**

Upvc double glazed window to side, fitted with wall, base and drawer units and sink. There is space for a cooker, fridge freezer, washing machine and tumble dryer.

#### **Bathroom 2.6 x 2.1 (8'6" x 6'10")**

Upvc double glazed window to rear, fitted with bath and overhead shower, w.c, wash hand basin and heated towel rail.

#### **Bedroom One 4.2 x 3.4 (13'9" x 11'1")**

Upvc double glazed window to front and radiator.

#### **Bedroom Two 3.3 x 3.4 (10'9" x 11'1")**

Upvc double glazed window to front and radiator.

#### **Conservatory 2.7 x 4.0 (8'10" x 13'1")**

Half wall and part double glazed with French doors leading out to the fantastic rear garden.

#### **Attic Room 6.1 x 4.9 (20'0" x 16'0")**

Velux window to side and radiator.



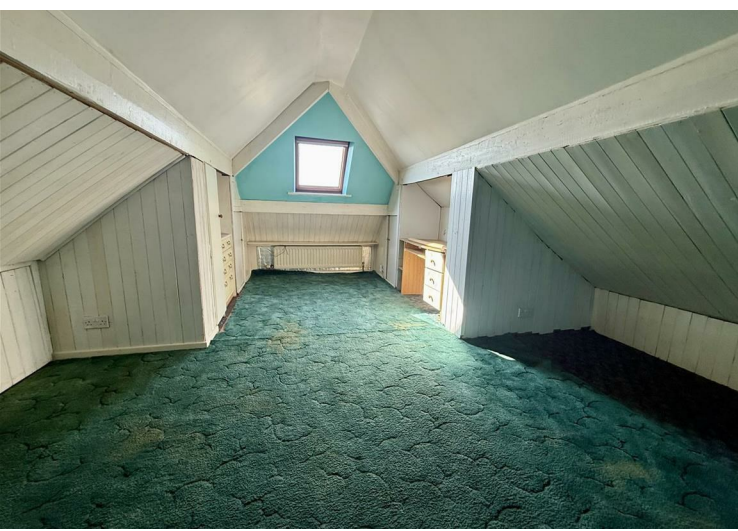


#### Externally

To the front there is a generous driveway and off street parking for aprox. three vehicles. With access to the rear. To the rear is an extremely large garden which is mainly laid to lawn, with scenic views of green open spaces, a double style garage with electric up and over door and access split into a potting shed to rear and allotment area.

#### Tenure







### Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area: No

Flood Risk: Very low

Floor Area: 839 ft<sup>2</sup> / 78 m<sup>2</sup>

Plot size: 0.14 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

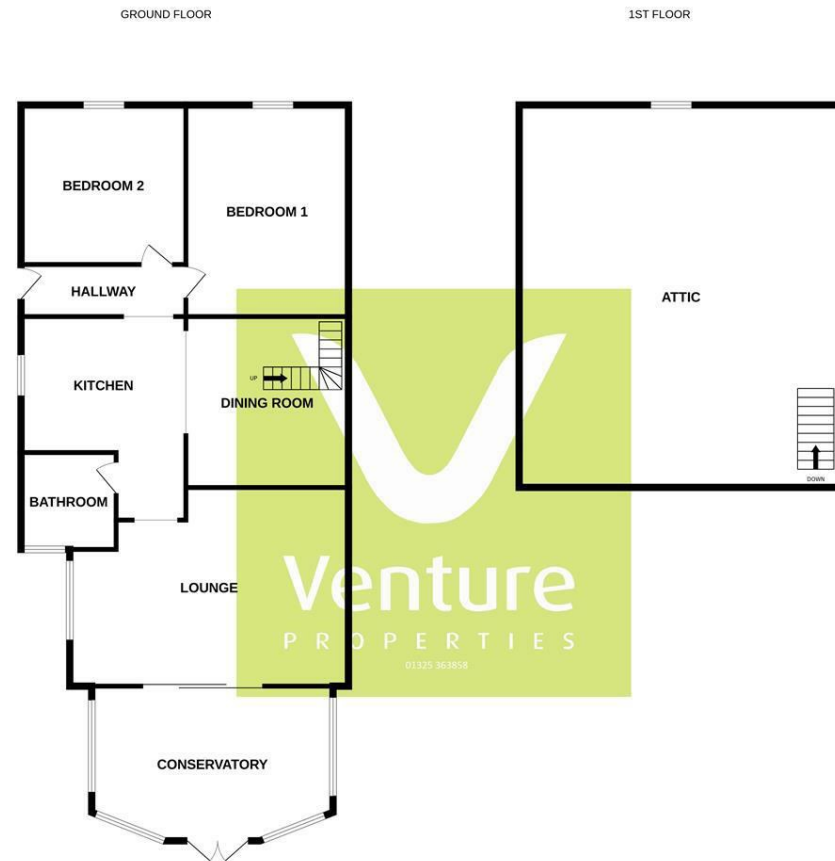
### Note

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





# 44 Durham Road | Darlington



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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