



Edgecombe Grove

Darlington DL3 9DW

Offers In The Region Of £240,000





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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- Two Bedroom Bungalow
- Off Street Parking
- Epc Rating D

- Mowden Area Of Darlington
- Spacious Rear Garden
- Close To Local Amenities

- Garage
- Council Tax Band
- Must Be Seen

Located in this quiet cul-de-sac in Edgecombe Grove, Darlington, this detached bungalow offers a perfect blend of comfort and convenience. Set on a generous corner plot, the property boasts two reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retirement retreat. There is under floor heating throughout.

The bungalow features a bright and airy conservatory, which invites natural light and offers a lovely space to enjoy the surrounding garden views throughout the seasons.

For those with vehicles, the property includes a garage and parking space for up to two vehicles, making it easy to accommodate guests or family members. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is not only a wonderful place to live but also offers the potential for personalisation and enhancement, should you wish to make it your own. With its prime location in Darlington, you will find yourself within easy reach of local amenities, parks, and transport links, ensuring that everything you need is just a stone's throw away.

In summary, this charming bungalow on Edgecombe Grove presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a desirable area. Don't miss the chance to make this lovely property your new home.

Porch

Door to front.

Entrance Hall

Storage cupboard and boiler.

Lounge

Double glazed full length windows to front and side, stone fireplace, wooden beams to ceiling and gas fire.

Kitchen

Window to side and door to rear, wooden wall, base and drawer units, stainless steel sink with mixer tap, wall mounted water heater. Cupboard housing hot water tank. Space for a washing machine and fridge freezer.

Dining Room

Window to side.

Conservatory

Upvc part wall and part glazed with tiled floor.

Bedroom One

Double glazed window to side and rear and fitted wardrobes.

Bedroom Two

Double doors to conservatory and fitted wardrobes.

Bathroom

Panelled bath, low level w.c, wash hand basin and fully tiled walls.

Externally

To the front is a driveway to provide off street parking and access to garage. There is a wraparound garden to rear and side, with lawn area and well established shrubs.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area No
Flood Risk Very low
Floor Area 796 ft 2 / 74 m 2
Plot size 0.18 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

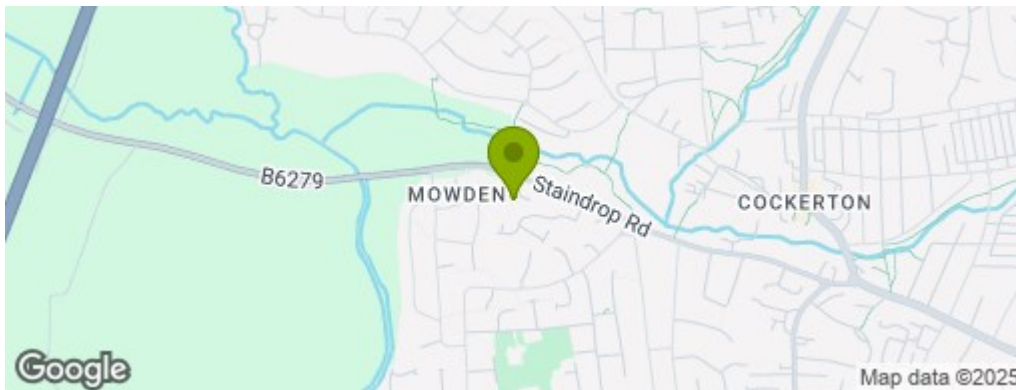
Note

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.

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 items used are shown to scale and no guarantee is given to their operability or efficiency can be given.
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