Coniscliffe Road

Darlington DL3 8AG

Offers Over £315,000

Venture PROPERTIES

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Coniscliffe Road

Darlington DL3 8AG

x 2 x 1 x 1

- Two Bedroom Semi-Detached Bungalow
- The River Tees and Woodland Walks Closeby
- Council Tax Band C
- Sought After West End Area of Darlington
- Excellent access to Major Routeways
- Epc Rating E
- Generous Rear External Space and Off Street Parking
- Schools are within Easy Reach

In the sought-after West End area of Darlington, this delightful two-bedroom semi-detached bungalow on Coniscliffe Road offers a perfect blend of comfort and convenience. The property boasts a well-presented interior, making it an inviting space for both relaxation and entertaining.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for family gatherings or quiet evenings. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this bungalow is the generous off-street parking, which is a rare find in this desirable area. The property is also conveniently located close to local schools, making it an ideal choice for families.

This semi-detached bungalow presents an excellent opportunity for those seeking a peaceful yet accessible lifestyle in Darlington. With its attractive features and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely bungalow your new home.

Entrance Hall
Upvc door to front, access to loft via drop down ladder and radiator.

Lounge/Diner
24'5 x 12'4 (7.44m x 3.76m)
Upvc double glazed windows to front and side and two radiators.

Kitchen
10'10 x 8'11 (3.30m x 2.72m)
Upvc double glazed window to rear, fitted with wall, base and drawer units, sink unit, hob with extractor over and oven. Integrated fridge freezer and dishwasher.

Utility Room
Upvc door to side, space for a washing machine and tumble dryer.

Bedroom One
12'4 x 11'11 (3.76m x 3.63m)
Upvc double glazed window to front and radiator.

Bedroom Two
12'2 x 10 (3.71m x 3.05m)
Upvc double glazed window to rear and radiator.

Bathroom
Fitted with a modern white suite comprising panelled bath with shower over, low level w.c. and wash hand basin within vanity unit, fully tiled walls and floor, heated towel rail.

Externally
To the front there are electric entrance gates and access to a block paved driveway providing off street parking. There is aldo access to the rear garden. To the rear is block paved with tarmac area for further off street parking. There is also a shed.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area No
Flood Risk Very low
Floor Area 861 ft 2 / 80 m 2
Plot size 0.12 acres
Mobile coverage

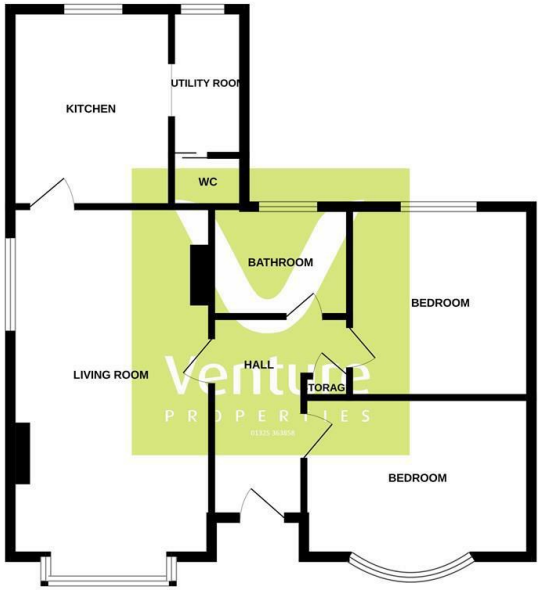
EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Ultrafast
10000 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 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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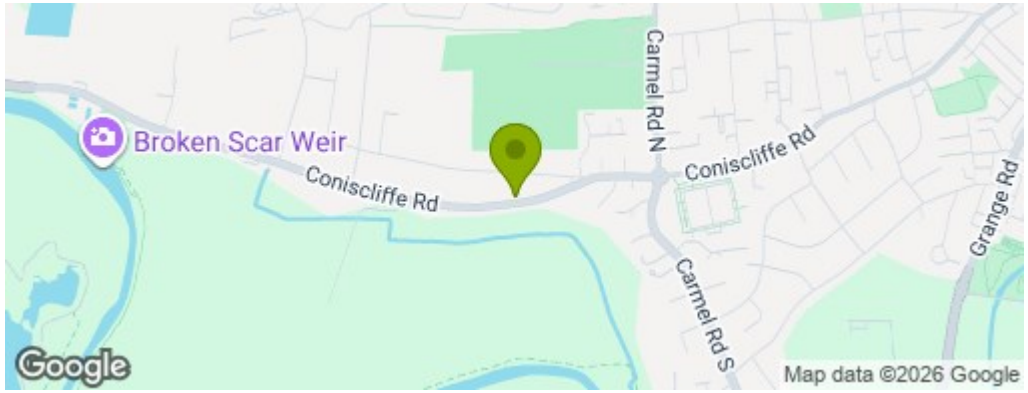

Property Information

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