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Wylam Avenue
Darlington, DL1 2RD

Offers in the region of £200,000

Bungalow - Detached
2 Bedroom/s
1 Bathroom/s

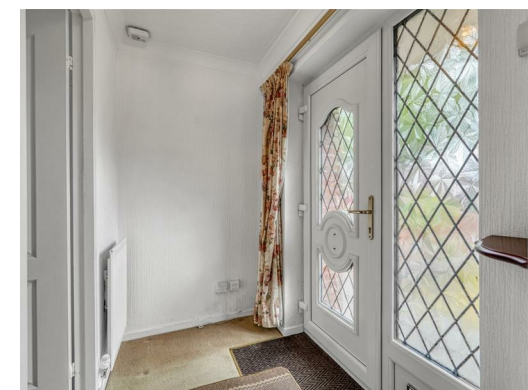
Nestled in the sought-after tree-lined location of Wylam Avenue, Darlington, this modern detached bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. With two generously sized double bedrooms, both having fitted wardrobes, and refitted shower room/wc, this property is ideal for couples, or anyone looking to downsize without compromising on quality.

Upon entering, you will find an entrance hall, well-appointed living room that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, catering to all your culinary needs. Additionally, the conservatory provides a delightful space to enjoy the surrounding gardens, allowing natural light to flood in and creating a serene environment to unwind.

The exterior of the property boasts a large driveway, ensuring ample parking for residents and visitors alike. The mature, established gardens are a true highlight, offering a peaceful retreat and a wonderful space for outdoor activities or simply enjoying the fresh air.

This bungalow is offered for sale with no onward chain, making it an attractive option for those looking to move swiftly.





- NO ONWARD CHAIN
- WELL PLACED FOR SHOPS,BUS ROUTES,DOCTORS ETC
- DRIVEWAY AND CONSERVATORY
- TWO BEDROOMS BOTH HAVING BUILT IN WARDROBES
- POPULAR TREE LINED LOCATION
- DETACHED BUNGALOW
- READY TO MOVE INTO
- MATURE,ESTABLISHED GARDENS

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

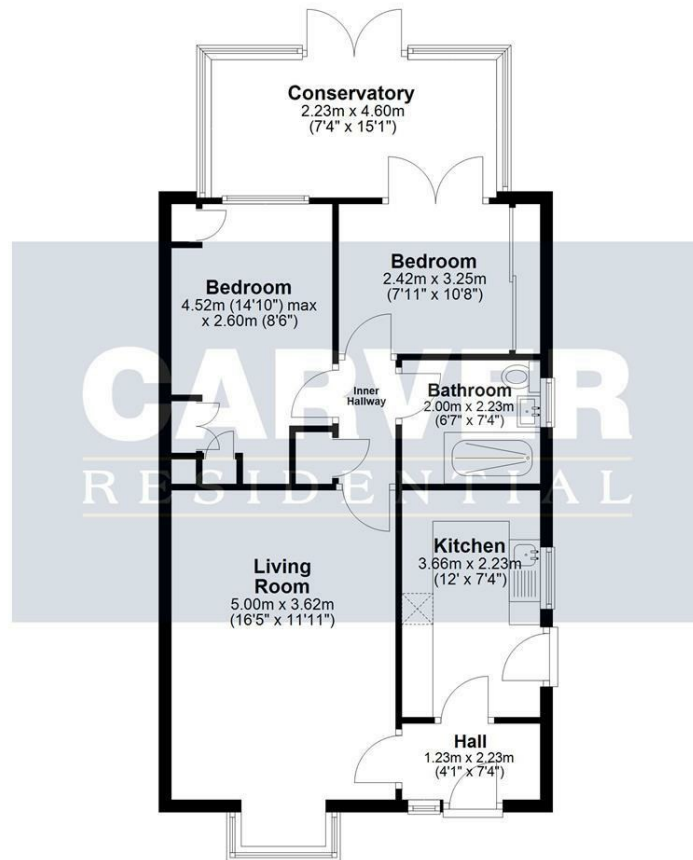
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Ground Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



Total area: approx. 68.1 sq. metres (732.5 sq. feet)
5 Wylam Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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