



CARVERS
SALES & LETTINGS

Wilton Drive
Darlington, DL3 9PT
Price £255,000

Bungalow - Semi Detached



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Immaculate bungalow with fantastic development potential!

Occupying a large prime corner plot location in Darlington's West End we have for your attention a stunning 2 bedroom bungalow with fantastic development potential, subject to the relevant planning permissions and consents. (Or, of course a magnificent totally private beautiful mature garden for you to enjoy)

Welcome to the charming Wilton Drive in Darlington, this semi-detached bungalow offers a perfect comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The spacious large reception room has been extended to the rear to create a formal dining area which welcomes you with an abundance of natural light, creating a warm and inviting atmosphere for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively.

The bungalow features a well-appointed modern shower room, catering to all your daily needs with ease. The property also boasts generous off street parking spaces for several vehicles as well as a simply HUGE double length or more garage with dual off street access, a very rare find indeed that adds to the convenience and appeal of this lovely home.

Set in a quiet and friendly West End location, close to local amenities, this bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the local community. With its practical layout, generous parking, and huge garden, this rare property and opportunity is sure to appeal to a variety of buyers.

Do not miss the chance to make this charming bungalow your new 'home' in Darlington.



- HUGE corner plot in Darlington's west end
- Immaculate 2 bedroom bungalow
- Modern kitchen and shower room
- Rear patio garden
- Popular location close to amenities etc.
- Development potential, subject to relevant planning approvals and consents
- Large lounge, extended to create formal dining area
- Huge double length + garage with dual off street access
- Large stunning, mature and totally private garden

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.

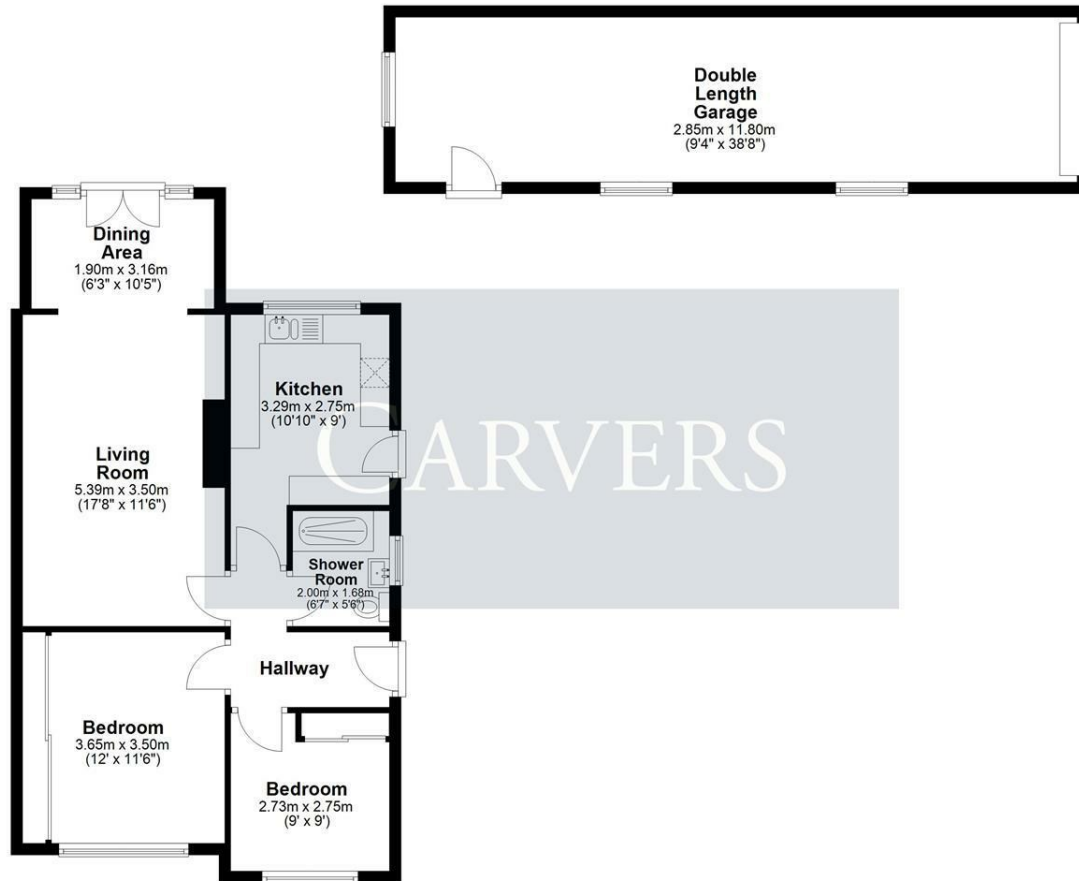
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)



Ground Floor

Approx. 99.5 sq. metres (1070.5 sq. feet)



Total area: approx. 99.5 sq. metres (1070.5 sq. feet)
6 Wilton Drive, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
398.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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