



**Carleton Drive**

Darlington DL3 9QP

**Offers Over £190,000**





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# Carleton Drive

## Darlington DL3 9QP



- Two Bedroom Semi Detached Bungalow
- Mowden Location Close to Shops
- No Onward Chain

- Off Street Parking and Garage
- Council Tax Band C
- Deceptively Spacious

- Gardens to Front & Rear
- EPC Rating D

In the desirable Mowden area of Darlington, this charming two-bedroom bungalow on Carleton Drive offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle into a lovely home.

Upon entering, you will find a spacious reception room that provide ample space for relaxation and entertaining. The layout is both practical and inviting, making it ideal for a variety of lifestyles. The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve both rooms.

The bungalow boasts a garage and off-street parking, ensuring that you will never have to worry about finding a space for your vehicle. The gardens to the front and rear of the property are a delightful feature, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Situated close to local shops, this property benefits from easy access to everyday amenities, making it a perfect choice for those who appreciate the convenience of nearby facilities. Whether you are a first-time buyer, looking to downsize, or seeking a comfortable home in a friendly neighbourhood, this bungalow is sure to meet your needs.

In summary, this two-bedroom bungalow on Carleton Drive is a wonderful opportunity to acquire a well-located home with charming features and a welcoming atmosphere. Do not miss the chance to make it your own.

### Entrance Hall

Upvc door to side, storage cupboard, access to loft and radiator.

### Lounge

16'10 x 11'6 (5.13m x 3.51m)

Upvc double glazed window to front, fireplace with inset fire and radiator.

### Kitchen

11'9 x 9' (3.58m x 2.74m)

Upvc double glazed window to side and wood framed door to rear, fitted with wall base and drawer units, stainless steel sink, space for a cooker, washing machine, dishwasher and fridge. Part tiled walls, wall mounted boiler and laminate flooring.

### Bedroom One

12'8 x 11'6 (3.86m x 3.51m)

Upvc double glazed window to rear and radiator.

### Bedroom Two

9'8 x 10' (2.95m x 3.05m)

Upvc double glazed window to front and radiator.

### Bathroom

Upvc double glazed obscure window to side, panelled bath, w.c and wash hand basin. Part tiled walls, laminate flooring and radiator.

### Externally

To the front there is a block paved driveway providing off street parking and access to the rear of the property and detached garage. There is also a lawned garden area.

To the rear is an enclosed garden which is mainly laid to lawn with well established shrubs and hedging.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 656 ft<sup>2</sup> / 61 m<sup>2</sup>

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

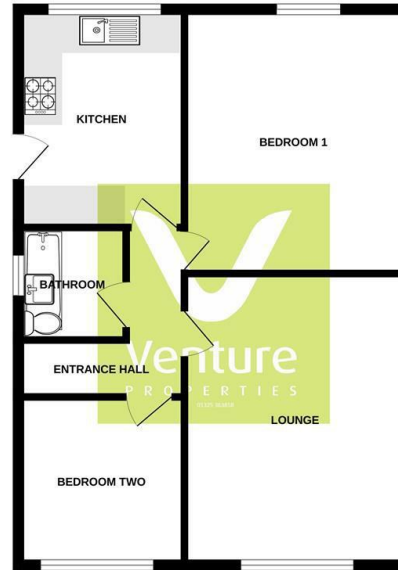
Sky

Virgin

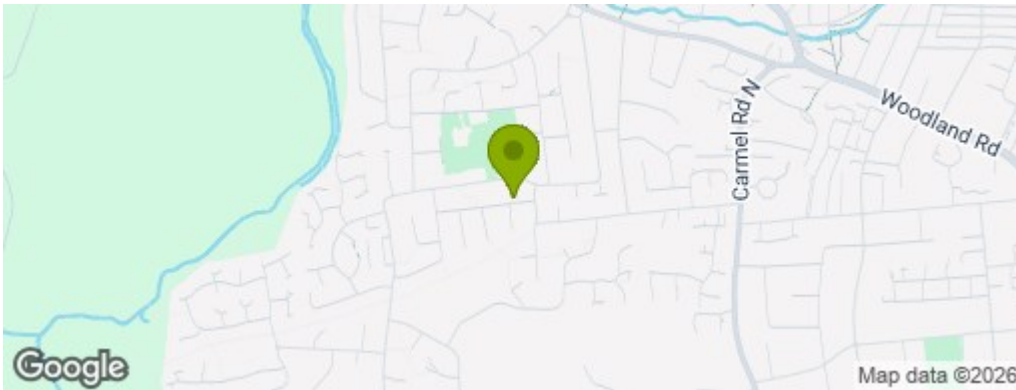
### Note

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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 a guide for any prospective purchaser. The architect, planner and developer make no claim to be correct and no guarantee as to their quality or efficiency can be given. Made with Merge3D 2025



## Property Information

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