



**Colorado Grove, Darlington, DL1 2YW**  
**2 Bed - Bungalow - Semi Detached**  
**£185,000**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Colorado Grove, DL1 2YW

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW \*\*\*

Rare to the market, this two bedroom semi-detached bungalow, located within the sought after Harrowgate Hill area of Darlington, situated close to local amenities and good transport links.

The property briefly comprises of; entrance hall, generous sized living room, inner hall, fitted kitchen, two bedrooms (Bedroom 2 is currently used as a separate dining room), and a sunroom to the rear of the property.

Externally, the property has a block paved driveway, leading to a low maintenance block paved rear garden and single detached garage. The front of the property has a lovely garden with a mixture of bushes, plants and shrubs.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## Entrance Hall

5'7" x 4'0" (1.71m x 1.22m)

## Living Room

11'10" x 16'4" (3.63m x 4.99m)

## Bedroom / Dining Room

7'2" x 10'11" (2.20m x 3.33m)

## Inner Hall

3'4" x 6'7" (1.04m x 2.01m)

## Bedroom 1

8'10" x 12'3" (2.71m x 3.74m)

## Bathroom

6'7" x 6'6" (2.01m x 1.99m)

## Kitchen

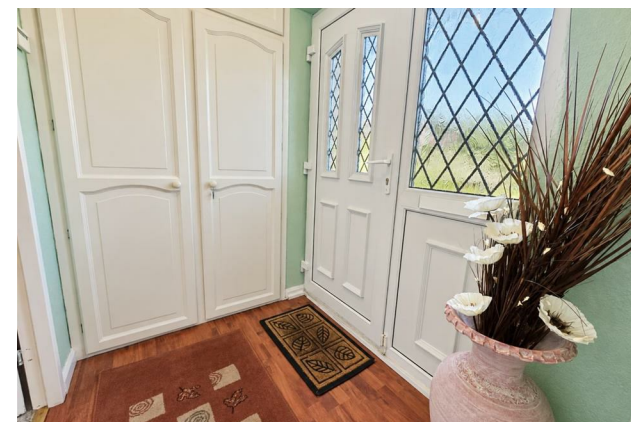
10'5" x 8'2" (3.18m x 2.49m)

## Sunroom

15'0" x 7'1" (4.59m x 2.17m)

## DETACHED GARAGE

9'4" x 19'9" (2.87m x 6.03m)









Ground Floor Building 1



Ground Floor Building 2

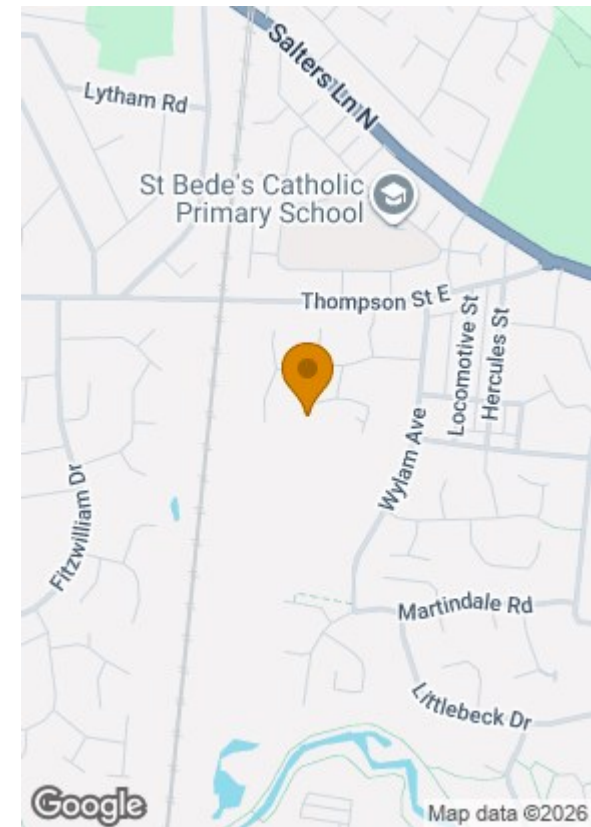
Approximate total area<sup>(1)</sup>

879 ft<sup>2</sup>  
81.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) <b>A</b>                          |  |                            |                                                                                       |
| (81-91) <b>B</b>                            |  |                            |                                                                                       |
| (69-80) <b>C</b>                            |  |                            |                                                                                       |
| (55-68) <b>D</b>                            |  | 69                         | 74                                                                                    |
| (39-54) <b>E</b>                            |  |                            |                                                                                       |
| (21-38) <b>F</b>                            |  |                            |                                                                                       |
| (1-20) <b>G</b>                             |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS