



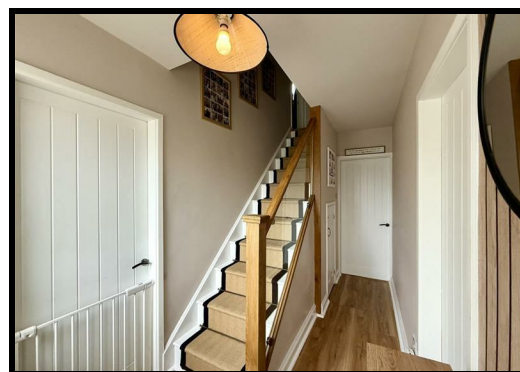
69 Devonshire Road, Darlington Offers In The Region Of £177,500

Situated on the charming Devonshire Road in Darlington, this delightful dormer semi-detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The well-proportioned layout includes two bedrooms, ideal for a small family or those seeking a peaceful retreat.

The bungalow features a thoughtfully designed bathroom, ensuring that all your daily needs are met with ease. The property's semi-detached nature allows for a sense of privacy while still being part of a friendly community.

Surrounded by the picturesque landscapes of Darlington, this home is ideally situated for those who appreciate both tranquillity and accessibility. Local amenities, including shops and parks, are just a short distance away, making it a practical choice for everyday living.

This dormer bungalow is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Whether you are a first-time buyer or seeking to downsize, this property promises a comfortable lifestyle in a sought-after location. Do not miss the chance to make this charming property your new home.



69 Devonshire Road, Darlington

General Remarks

A truly outstanding opportunity has arisen to acquire a beautifully presented two bedroom semi detached dormer bungalow occupying a most pleasing position on Devonshire Road within the much sought after Haughton area of Darlington. Gas fired central heating
UPVC double glazed windows throughout
Council Tax Band B
We welcome viewings at the earliest opportunity to avoid disappointment

Location

Devonshire Road is located just off Haughton Road. The property is conveniently located for Haughton Village which offers a range of amenities which include Post Office, general store, butchers and public house. A wider range of amenities can be found a short drive away in Darlington's town centre. The property is in the catchment area for a number of first class schools. For the commuter there are good through routes to both the A66 and A1(M) as well as train links to Newcastle, Leeds, Manchester, York and London Kings Cross.

Entrance Hallway

The property is entered through a composite door with a double glazed window to the side leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from an under stairs cupboard providing useful storage.

Living Room / Dining Room

21'3" x 9'11"

The beautifully presented living room / dining room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring, a log burning stove set on a hearth, a UPVC double glazed window and double glazed French doors which lead into the conservatory.

Conservatory

10'3" x 8'9"

The conservatory offers pleasant views overlooking the rear garden and benefits from UPVC double glazed windows and double glazed French doors which lead to the rear garden.

Kitchen

12'3" x 11'6"

The modern and most contemporary kitchen offers an abundance

of natural light courtesy of the double glazed windows to both the rear and side elevations. Fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer and benefiting from laminated flooring, plumbing for an automatic washing machine and a number of integrated appliances including an electric oven and hob with over head extractor hood and a fridge / freezer. A double glazed door leads out to the rear garden.

Bathroom

12'3" x 11'6"

The bathroom is warmed by a central heating radiator, has vinyl flooring, tiled walls, a UPVC double glazed window with privacy glass and is fitted with a modern suite comprising of a panelled bath with over head shower, a wash hand basin inset into a vanity unit and a low level WC.

First Floor Landing

A staircase leads to the first floor landing. The landing has a cupboard providing useful storage.

Bedroom One

13'11" x 9'11"

A dual aspect double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from double glazed windows to the front and rear aspect, providing excellent views over the Rockwell Nature Reserve.

Bedroom Two

11'7" x 8'6"

A further double bedroom warmed by a central heating radiator, tastefully decorated and benefiting from a double glazed window overlooking the side elevation of the property.

Externally

Externally to the front of the property there is a driveway providing off road car parking and a gravelled garden which has been designed for low maintenance. The garden is complimented by a flower bed stocked with mature plants and shrubs. To the rear of the property there is a garden which has been designed for low maintenance, a patio area which is ideal for outdoor entertaining and a garage. There is a rear gate leading on to the Rockwell Nature Reserve.

