



Coniscliffe Road

Darlington DL3 8AG

Offers In The Region Of £320,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Coniscliffe Road

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- Two Bedroom Semi-Detached Bungalow
- The River Tees and Woodland Walks Closeby
- Council Tax Band C

- Sought After West End Area of Darlington
- Excellent access to Major Routeways
- Epc Rating E

- Generous Rear External Space and Off Street Parking
- Schools are within Easy Reach

In the sought-after West End area of Darlington, this delightful two-bedroom semi-detached bungalow on Coniscliffe Road offers a perfect blend of comfort and convenience. The property boasts a well-presented interior, making it an inviting space for both relaxation and entertaining.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for family gatherings or quiet evenings. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this bungalow is the generous off-street parking, which is a rare find in this desirable area. The property is also conveniently located close to local schools, making it an ideal choice for families.

This semi-detached bungalow presents an excellent opportunity for those seeking a peaceful yet accessible lifestyle in Darlington. With its attractive features and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely bungalow your new home.

Entrance Hall

Upvc door to front, access to loft via drop down ladder and radiator.

Lounge/Diner

24'5 x 12'4 (7.44m x 3.76m)

Upvc double glazed windows to front and side and two radiators.

Kitchen

10'10 x 8'11 (3.30m x 2.72m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink unit, hob with extractor over and oven. Integrated fridge freezer and dishwasher.

Utility Room

Upvc door to side, space for a washing machine and tumble dryer.

Bedroom One

12'4 x 11'11 (3.76m x 3.63m)

Upvc double glazed window to front and radiator.

Bedroom Two

12'2 x 10 (3.71m x 3.05m)

Upvc double glazed window to rear and radiator.

Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, low level w.c. and wash hand basin within vanity unit, fully tiled walls and floor, heated towel rail.

Externally

To the front there are electric entrance gates and access to a block paved driveway providing off street parking. There is also access to the rear garden. To the rear is block paved with tarmac area for further off street parking. There is also a shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 861 ft 2 / 80 m 2

Plot size 0.12 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

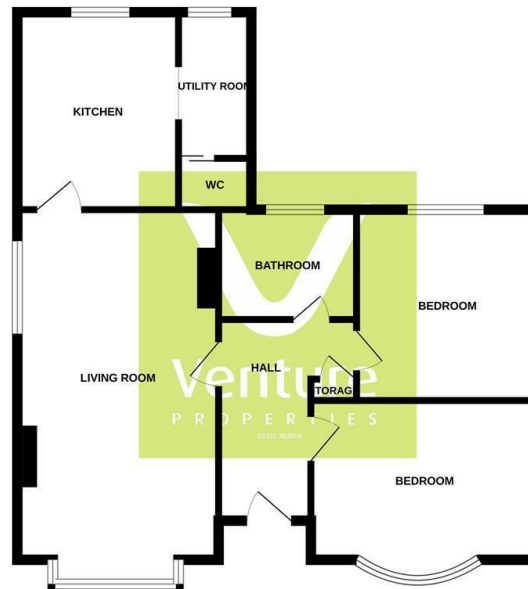
Sky

Virgin

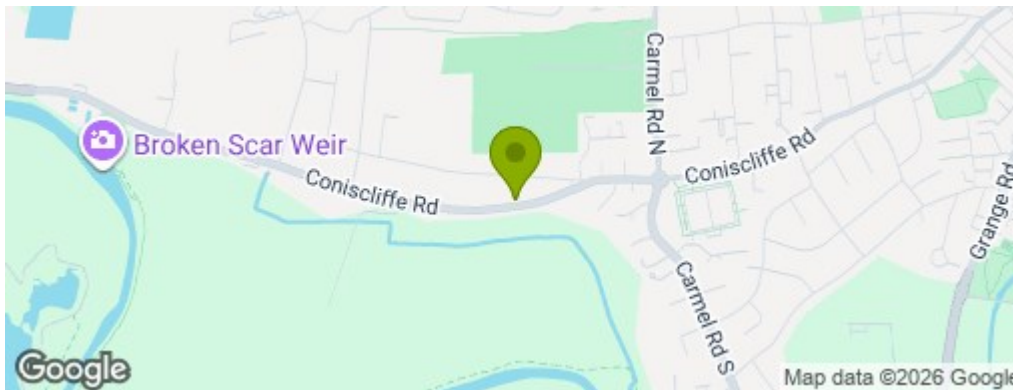
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The service, quality and quantity of work has not been tested and no guarantee as to their operability or efficiency can be given.
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