



**Devonshire Road, Darlington, DL1 2LE**  
**2 Bed - Bungalow - Dormer Semi Detached**  
**Offers Over £164,000**

**Council Tax Band: B**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Devonshire Road, DL1 2LE

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

\*\*\* IDEAL FIRST TIME BUYERS, OR FAMILY HOME \*\*\*

This lovely two bedroom semi-detached dormer bungalow, situated within the sought after area of Haughton, Darlington. Located conveniently close to Haughton Village, with local amenities close by, and great school catchment and onward travel routes via the A1M & A66. Perfect for a Small Family or First Time Buyers.

The property briefly comprises of; Entrance Hall, with a Modern Three Piece Downstairs Bathroom, Generous Sized Living / Dining Room, leading into a Conservatory. Off the Living / Dining Room, you will find a Good Sized Kitchen with Access to the Rear Garden.

The first floor provides a small landing separating two good sized double bedrooms with ample of natural light flooding in the rooms.

Externally, the property has a beautiful front garden and driveway, allowing ample of off street parking, leading to the rear garden, which provides a mixture of patio and artificial grass, creating a low maintenance garden with Single Detached Garage.

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



## GROUND FLOOR

### Entrance Hall

5'7" x 12'0" (1.72m x 3.66m)

### Downstairs Bathroom

5'4" x 8'7" (1.64m x 2.63m)

### Living / Dining Room

9'11" x 20'9" (3.03m x 6.35m)

### Conservatory

8'11" x 9'6" (2.72m x 2.90m)

### Kitchen

11'8" x 9'1" (3.58m x 2.77m)

## FIRST FLOOR

## Landing

2'8" x 3'0" (0.82m x 0.92m)

### Bedroom 1

9'11" x 13'11" (3.04m x 4.25m)

### Bedroom 2

8'6" x 11'11" (2.61m x 3.64m)

## DETACHED SINGLE GARAGE





| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   |         |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
|                                             | 63      | 84                                                                                                            |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) A                                                     |         |                                                                                                               |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
|                                                                 |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |



Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**

819 ft<sup>2</sup>  
76.1 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

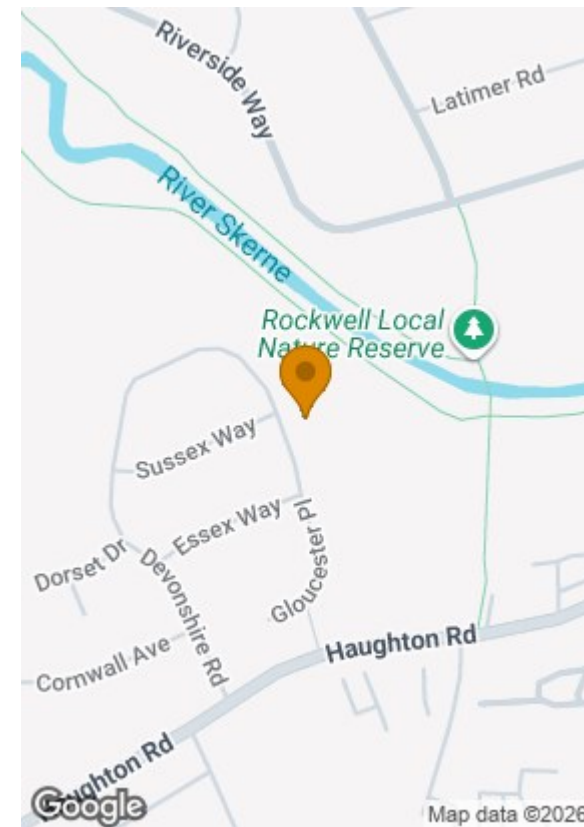
(1) Excluding balconies and terraces.

**Reduced headroom**

Below 5 ft/1.5 m

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

GIRAFFE360



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.

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