



Galloway

Darlington DL1 3QU

Offers In The Region Of £145,000

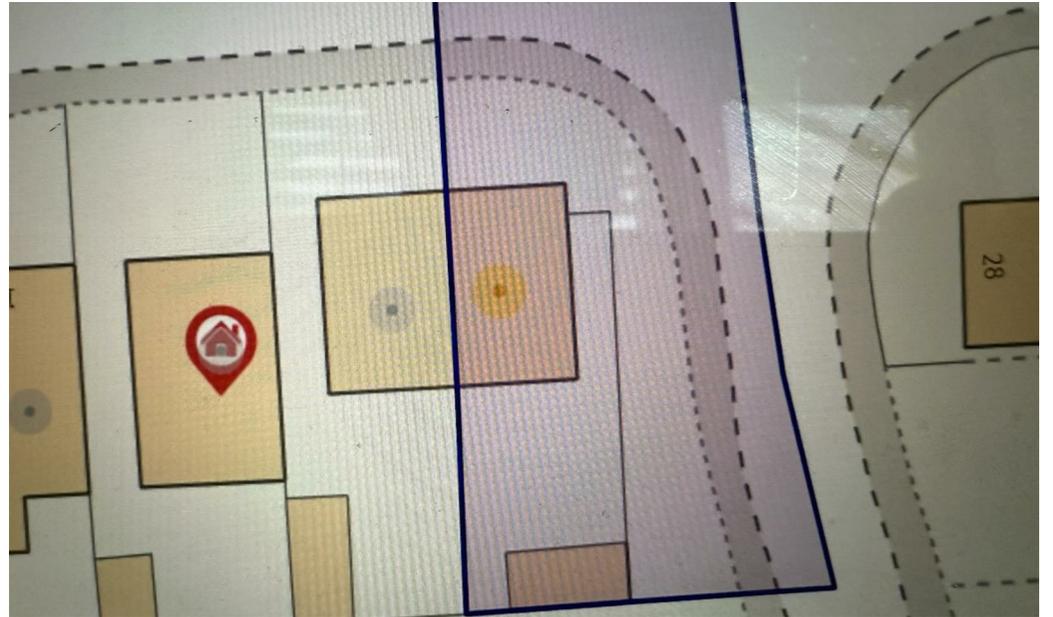




This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely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



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.



# Galloway

Darlington DL1 3QU



- Two Bedroom Semi-Detached Bungalow
- No Onward Chain

- South Facing Garden
- Council Tax Band B

- Off Street Parking & Garage
- Epc Rating C

A well presented two bedroom semi detached bungalow situated in a quiet cul-de-sac in the popular Whinfield area of Darlington with off street parking and a detached garage, along with gardens to the front, side and rear. An ideal opportunity to extend the property, subject to Planning Permission.

With all amenities close by this delightful property has lots to offer.

Don't miss out, contact our office to arrange a viewing today.

## Reception Hallway

Door to front.

## Lounge/Diner

9'11 x 17'6 (3.02m x 5.33m)

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

## Kitchen

7'10 x 7'7 (2.39m x 2.31m)

Upvc double glazed window to side, fitted wall, base and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap, dual fuel points for cooker, integrated fridge and dishwasher. New York style part tiled walls and laminate flooring.

## Inner Hallway

With airing cupboard.

## Bedroom One

9'5 x 9'11 (2.87m x 3.02m)

Upvc double glazed window to rear, coving to ceiling, fitted wardrobes with dressing table and radiator.

## Bedroom Two/Dining Room

10'0 x 8'4 (3.05m x 2.54m)

Upvc double glazed window to rear, coving to ceiling, radiator and access to Sun Porch.

## Bathroom

Upvc double glazed obscure window to side, bath with fittings for shower over, low level w.c, wash hand basin and radiator.

## Sun Porch

3'6 x 6'5 (1.07m x 1.96m)

Upvc double glazed and overlooking the garden.

## Externally

This larger than average plot consists of gardens to the front, side and rear which are easily maintained.

The gardens to the front and side are mainly open plan, the side being both pebbled and laid to lawn.

To the rear is a private enclosed, south facing garden which is not overlooked. It has both lawn and patio areas, with water tap. There is a detached garage which is insulated and is currently being used as a utility/work area. Boasting remote controlled up and over Everest roller door, double glazed window to side door, allows access via the garden for ease. There is also power, light and plumbing for appliances.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

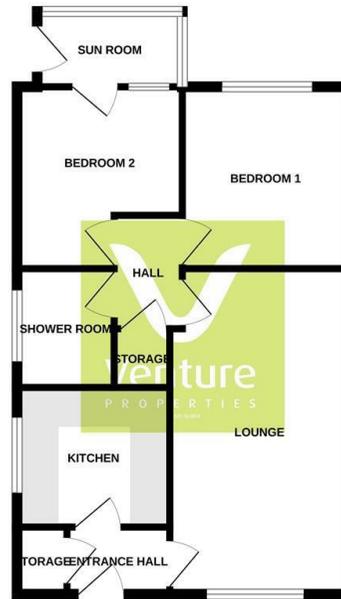
Sky

Virgin

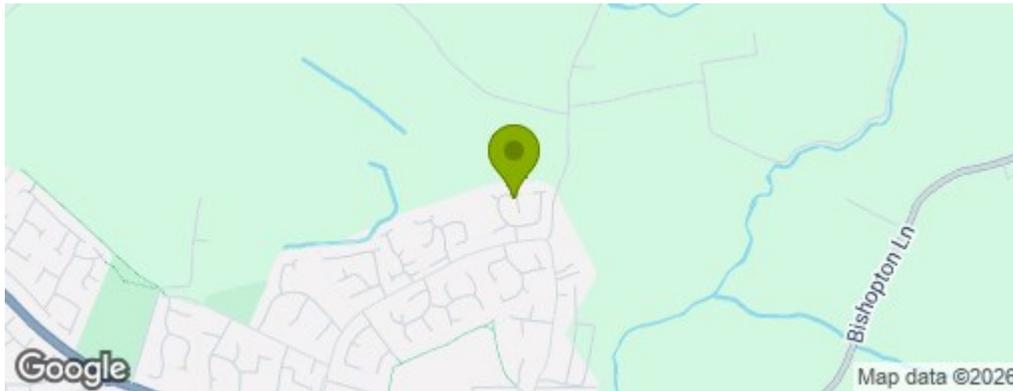
## Note

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 here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Lettopro ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)