



**Cornwall Avenue**

Darlington DL1 2LJ

Open To Offers £165,000





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# Cornwall Avenue

Darlington DL1 2LJ



- A Very Well Presented Two Bedroom Semi-Detached Bungalow
- Easily Maintained Front and Rear Gardens
- Council Tax Band B

- Sought After Haughton Location, Darlington
- Close to Shops, Schools and Local Amenities
- Energy Efficient - Epc Rating B

- Off Street Parking and Detached Garage
- Excellent Public Transport and Travel Links
- No Onward Chain - Move Straight In

**\*\*MUST BE SEEN WELL PRESENTED BUNGALOW OFFERED WITH NO CHAIN \*\***

Step into comfort and convenience with this delightful two-bedroom semi-detached bungalow, ideally located in the ever-popular Haughton area of Darlington. This well-maintained home is perfect for those seeking single-level living in a very quiet cul-de-sac with easy access to local amenities, schools, and excellent travel connections to the town centre and beyond.

The property benefits from a smart layout, with a fully boarded loft space, great for storage, generous gardens to the front and rear, a private driveway, and a detached garage, all adding to its practical appeal. The inclusion of solar panels provides ongoing savings on electricity, helping to reduce your household bills.

Arrange a Viewing TODAY as you will not be disappointed.

This charming bungalow is offered with no onward chain, making it ideal for buyers looking to move quickly. Don't miss the opportunity to make this lovely property your next home.

## Entrance Hall

Welcoming entry point with access to all principal rooms.

## Lounge

13'1 x 11'10 (3.99m x 3.61m)

Light and airy living space with a front-facing window and spotlights for a modern finish.

## Kitchen

10'7 x 9'3 (3.23m x 2.82m)

Fitted with wall, base and drawer units, stainless steel sink with mixer tap, gas hob with extractor, eye-level double oven, and space for a washing machine. Dual-aspect windows and rear garden access.

## Bedroom One

12'2 x 11'10 (3.71m x 3.61m)

Spacious double bedroom with a rear-facing window overlooking the garden.

## Bedroom Two

11'1 x 9'3 (3.38m x 2.82m)

Another well-proportioned room, ideal as a guest bedroom, office or hobby space.

## Bathroom

Fitted with a bath, WC, and hand basin, plus an obscure window for privacy.

## Outside Space

Front Garden – Neat and enclosed with gated entry and off-street parking.

Rear Garden – Enclosed, split-level garden mainly laid to lawn, offering space to relax or entertain.

Detached Garage – Useful for additional storage.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B (£1,845 annually)

EPC Rating: B (Energy-efficient, helping lower utility bills)

Plot Size: 0.05 acres

Floor Area: 505 ft<sup>2</sup> / 47 m<sup>2</sup>

Solar Panels: Help reduce electricity costs. On average, UK households can save between £200–£400 per year, depending on usage and tariff.

Mobile Coverage: Available from EE, Vodafone, Three, and O2

Broadband Availability:

Basic: 4 Mbps

Superfast: 53 Mbps

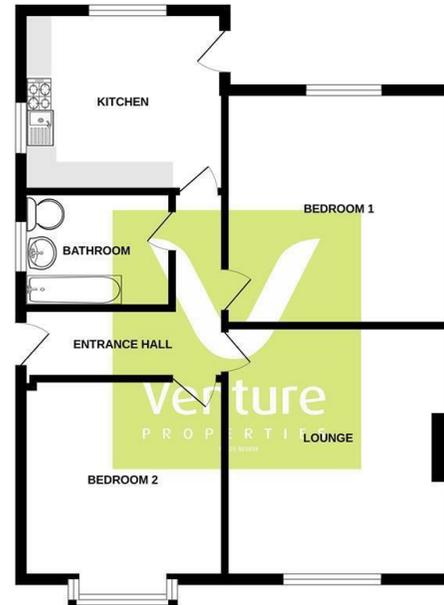
Ultrafast: Up to 1000 Mbps

TV Providers Available: 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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other details are approximate and no 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 survey, figures and appearance shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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## Property Information

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