



# CARVERS

SALES & LETTINGS

Elton Road

Darlington, DL3 8NB

Offers in the region of £400,000

Bungalow - Detached



Situated in the heart of the desirable West End of Darlington, this modern detached bungalow on Elton Road presents a rare opportunity and is sure to appeal to a wide range of buyers.

With its deceptively spacious layout, this property boasts three well-proportioned bedrooms, the master with a convenient dressing area and a separate w.c. off. There is also a family bathroom/w.c. with a separate shower cubicle. An entrance porch leading to a welcoming hallway, a well appointed living room and large fitted kitchen.

One of the standout features of this property is the generous driveway, providing off-road parking for several vehicles, along with a spacious garage that adds to the practicality of the home. The west-facing private rear garden is a delightful retreat, perfect for enjoying sunny afternoons. Additionally, the garden includes a useful hobby room or potting shed, catering to those with a passion for gardening or crafting.

Offered for sale with no onward chain, this larger style bungalow is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss your chance to make this lovely bungalow your new home.



- No onward chain
- West End location, walking distance to shops, schools etc.
- Three good sized bedrooms
- Driveway and garage
- Detached extended bungalow with handy utility room.
- Additional cloaks/wc
- Private west facing rear garden and conservatory
- Family bathroom with walk-in shower

#### GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

#### Buyers Identification Checks

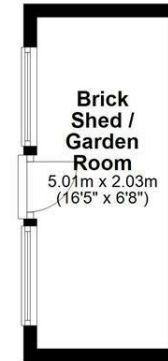
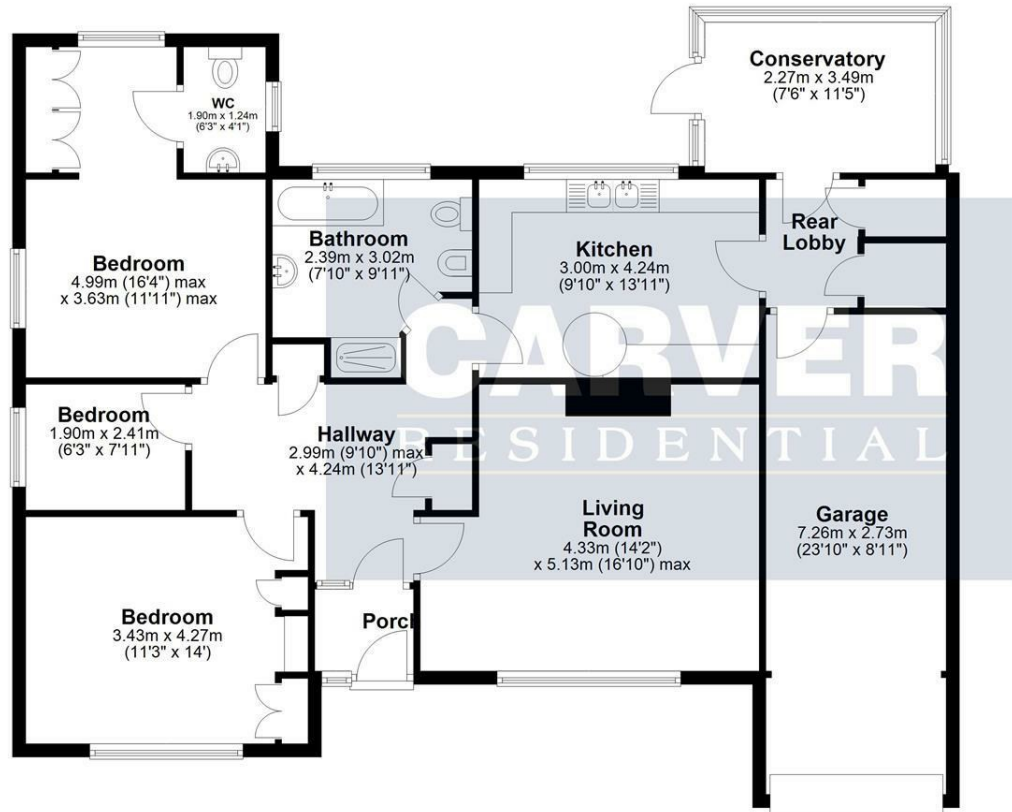
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



**Ground Floor**  
Approx. 138.8 sq. metres (1493.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Total area: approx. 138.8 sq. metres (1493.5 sq. feet)  
**67 Elton Road, Darlington**

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