The Byway

Darlington DL1 1EQ

Offers Over £240,000

Venture
PROPERTIES

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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The Byway

Darlington DL1 1EQ

x 3 x 2 x 2

- Spacious semi-detached bungalow
- No onward chain
- Cosy reception room
- Two/three versatile bedrooms
- Ideal for various buyers
- Modern bathroom included
- Large plot with potential to rear
- Located in The Byway, Darlington
- Extended kitchen dining room to rear

Nestled in the charming area of The Byway, Darlington, this semi-detached bungalow presents an exceptional opportunity for those seeking a spacious and versatile home having recently undergone a program of refurbishment. Boasting two/three well-proportioned bedrooms and a comfortable reception room, this property is larger than the average two bedroom bungalows, offering ample space for relaxation and entertaining.

The accommodation is thoughtfully designed to cater to a variety of lifestyles, making it an ideal choice for families, retirees, or anyone looking for a peaceful retreat. The generous plot provides plenty of outdoor space, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. Off street parking can be located to the front of the home.

This delightful bungalow comes to the market with no onward chain, ensuring a smooth and efficient purchasing process. Conveniently placed near South Park, the train station and local schools in Darlington means that residents can enjoy the benefits of local amenities, schools, and transport links, all within easy reach.

Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. With its versatile layout and spacious surroundings, it offers the perfect canvas for you to create your dream home. Do not miss the chance to view this wonderful bungalow and discover all it has to offer.

Entrance
With front door and stairs to first floor.

Lounge
16'0" x 13'9" (4.9 x 4.2)
Situated to the front with double glazed bay window.

Lounge/Sitting Room
19'8" x 11'9" (6.0 x 3.6)
Situated to the rear with double glazed window, gas central heating radiator and fitted storage.

Utility
With wall mounted boiler.

WC
With a low level WC.

Kitchen/Dining Room
9'6" x 19'0" (2.9 x 5.8)
A fantastic sized extension to the rear of the home house in the dining kitchen with a quality range of wall floor and drawer units with contrasting worksurfaces, Belfast sink, integrated oven and hob with overhead extractor unit, part tiled walls, double glazed window to front side and rear elevation with double glazed French doors opening out onto the pleasing rear garden.

Bedroom One
13'9" x 11'5" (4.2 x 3.5)
A good double size bedroom situated to the rear.

Bedroom Two
11'1" x 10'2" (3.4 x 3.1)
Situated to the front of the property.

Bathroom
5'10" x 5'10" (1.8 x 1.8)
Situated to the side of the property with a modern bathroom suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level WC, gas central heating radiator and double glazed window.

Externally
The property is situated in a well regarded street with offstreet parking to the front to the rear of the home there is a substantial sized Garden Of which is mainly laid to lawn and patio area. Garage.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,845
Conservation Area No

Flood Risk Very low
Floor Area 1,054 ft 2 / 98 m 2
Plot size 0.12 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

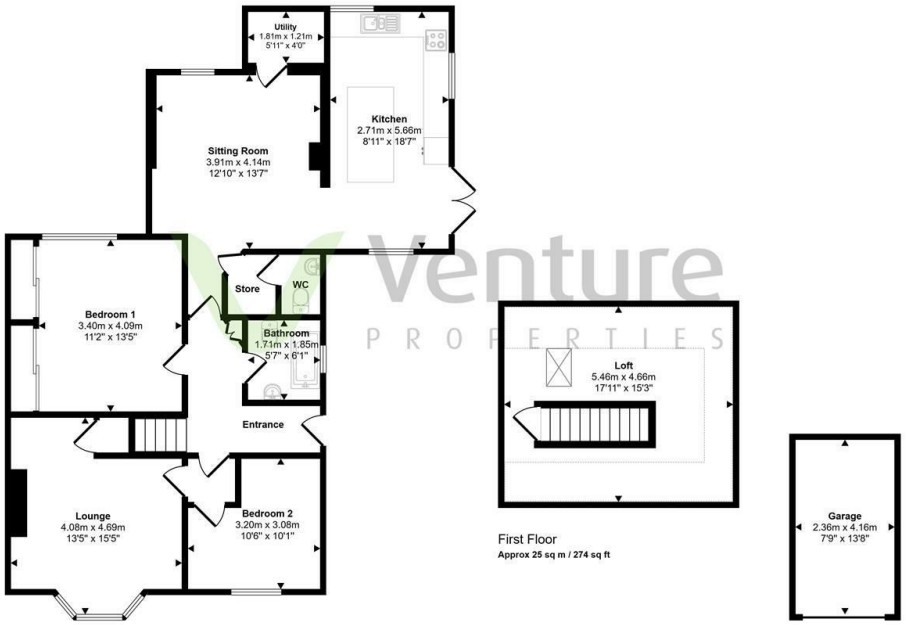
Basic
8 Mbps
Superfast
71 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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

Attic/Bedroom
With velux window.

Approx Gross Internal Area
133 sq m / 1431 sq ft



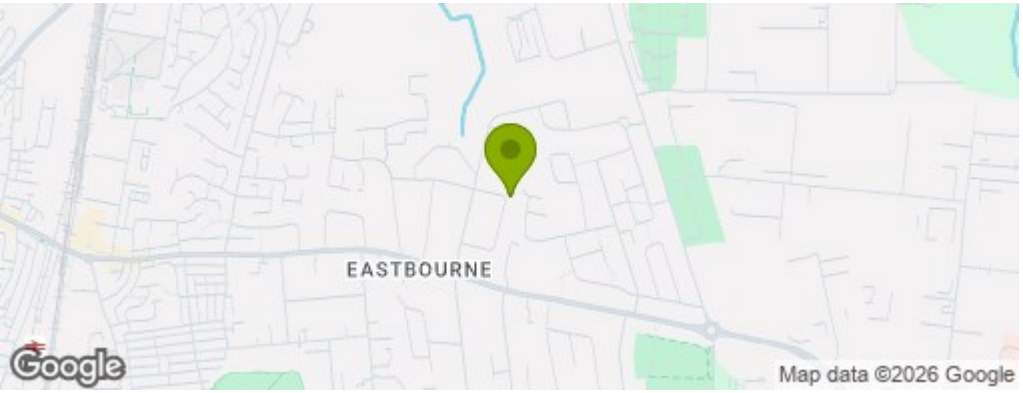
Ground Floor
Approx 98 sq m / 1051 sq ft

First Floor
Approx 25 sq m / 274 sq ft

Garage
Approx 10 sq m / 106 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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