



Woodlands Way

Darlington DL2 2HQ

Offers Over £225,000





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.

Woodlands Way

Darlington DL2 2HQ



- Two Bedroom Semi-Detached Bungalow
- Garage
- Orangery Room

- Hurworth Village Location
- Refitted Stylish Shower Room
- Council Tax Band B

- Generous Off Street Parking
- West Facing Garden to Rear
- EPC Rating C

Located in the sought after village of Hurworth, near Darlington, this delightful two-bedroom semi-detached bungalow on Woodlands Way offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The bungalow features a stylishly refitted shower room, ensuring modern amenities are at your fingertips. With two well-proportioned bedrooms, this home is ideal for small families, couples, or those looking to downsize.

Outside, you will find well maintained gardens that enhance the property's appeal along with parking space for up to four vehicles, making it perfect for those with multiple cars or visiting friends and family. Additionally, a garage provides extra storage or workshop space, adding to the practicality of this lovely home.

Situated in a popular village location, residents will enjoy easy access to local amenities, ensuring that daily needs are met with ease. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

This bungalow presents an excellent opportunity for anyone seeking a peaceful lifestyle in a friendly community. Don't miss your chance to make this charming property your new home.

Entrance

Door to side and storage cupboard.

Lounge/Dining Room

18' x 10'8 (5.49m x 3.25m)

With bi-fold doors to conservatory/orangery, vertical radiator and open access to kitchen. Wood flooring.

Kitchen

9'7 x 7'10 (2.92m x 2.39m)

Upvc double glazed window to front, fitted wall, base and drawer units with integrated wine storage, gas hob with extractor over and tiled splashback, separate eye level oven. Belfast sink with mixer tap, integrated appliances including fridge freezer. Tiled floor.

Orangery

15'05 x 8'00 (4.70m x 2.44m)

Newly built orangery with sliding door to the rear garden and glazed roof.

Bedroom One

14'3 x 9'7 (4.34m x 2.92m)

Upvc double glazed window to rear and high level window to side. Radiator.

Bedroom Two

6'7 x 6'11 (2.01m x 2.11m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to front, walk in double shower cubicle, back to wall, low level w.c and wash hand basin with mixer tap in vanity unit. Heated towel rail and modern part panelling to walls with led lit mirror and ceiling led feature lighting.

Externally

To the front is mainly laid to lawn with a spacious driveway and gated access to the rear and the garage.

To the rear, the west facing garden is mainly laid to lawn with patio area.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 570 ft² / 53 m²

Plot size 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

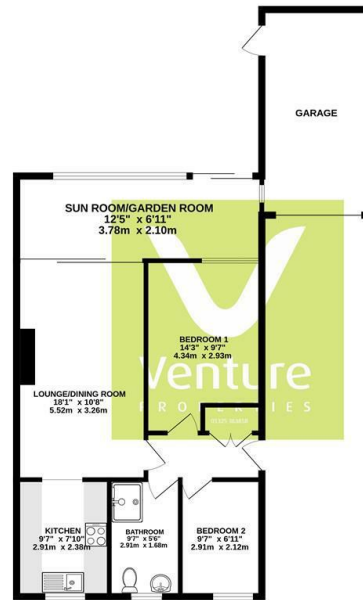
Sky

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
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The architect, surveyor and agent make no claim to be bound by and no guarantee as to their accuracy or efficiency can be given.
Made with Merge3D.com



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com