



## The Byway

Darlington DL1 1EQ

Offers Over £240,000





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# The Byway

## Darlington DL1 1EQ



- 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. Its convenient location 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<sup>2</sup> / 98 m<sup>2</sup>

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

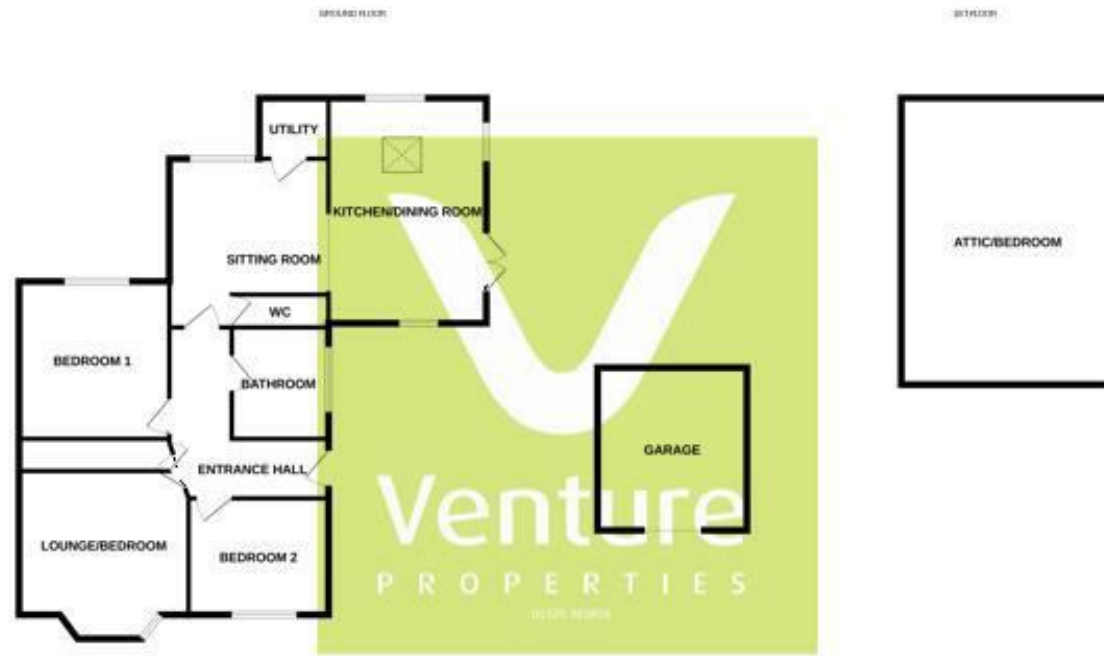
Virgin

### Note

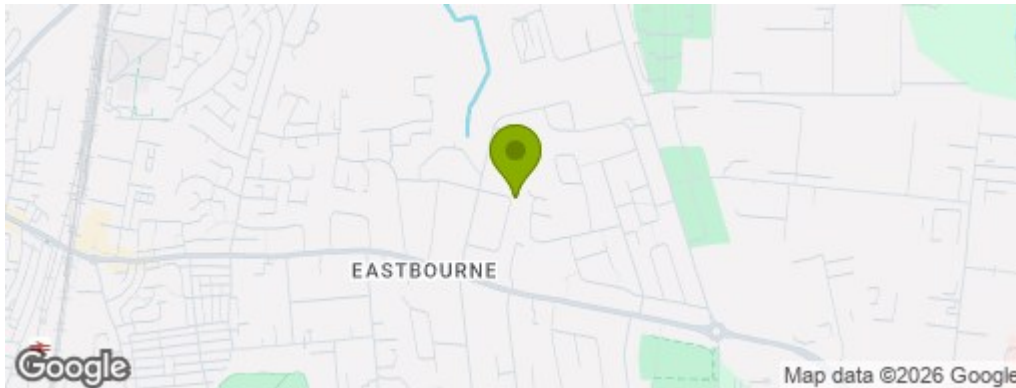
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### Attic/Bedroom

With velux window.



While 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 mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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