Clare Avenue

Darlington DL3 8SL

Offers In The Region Of £259,995

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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Clare Avenue

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x 2 x 1 x 3

- Two Bedroom Detached Bungalow
- Off Street Parking & Garage
- Not Far from Cockerton Village
- Beautiful Corner Plot
- Conservatory
- Council Tax Band C
- Wraparound Well Maintained Gardens
- Transport and Travel Links Easily Accessible
- EPC Rating D

Welcome to Clare Avenue, Darlington, this detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and three reception rooms, this property is perfect for those seeking a peaceful and manageable home.

Situated on a generous corner plot, this bungalow benefits from a sense of privacy, with beautifully presented gardens that are well stocked with shrubs and a variety of plants. This outdoor space would be perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air, with the option of enjoying the tranquil setting from the conservatory.

This property is located in a very good area of Darlington, just off Nunnery Lane, locally know as Mowden. Highly regarded for its friendly community and convenient access to a number of amenities. Cockerton village and Darlington town centre are just a short bus ride away, with transport easily accessible nearby. For those with vehicles, there is a driveway and secure parking to the rear along with a garage for additional storage.

Whether you are looking to downsize, invest, or find your first home, this bungalow presents an excellent opportunity for many. Do not miss the chance to make this delightful property your own., contact our office to arrange a viewing.

Entrance Porch
Leading into the hallway.

Entrance Hall
With door to front, storage cupboard and access to loft.

Lounge
10'8 x 16'06 (3.25m x 5.03m)
Double glazed window to front, feature fireplace with inset fire and coving to ceiling. Skirting and ceiling vents for ducted heating system.

Dining Room
8'08 x 8'08 (2.64m x 2.64m)
Double glazed window to rear.

Kitchen
8'10 x 8'07 (2.69m x 2.62m)
Window to rear, fitted with wall, base and drawer units, stainless steel sink and space for a cooker. Space for a fridge and freezer. Access to the conservatory.

Conservatory
10'3 x 6'08 (3.12m x 2.03m)
Part glazed hardwood framed, bright and airy room with door to side.

Bedroom One
10'07 x 12'02 (3.23m x 3.71m)
Double glazed window to front, fitted wardrobes and storage cupboard.

Bedroom Two
11'01 x 11'08 (3.38m x 3.56m)
Double glazed window to rear.

Bathroom
Double glazed window to rear, enamel bath with shower over, wash hand basin and w/c. Tiled walls.

Externally
The wraparound gardens of this property are meticulously well maintained, consisting of lawn areas with well established shrubs and evergreen plants. To the side there is a patio area and shed. There is also gated access to the rear garden. There is a driveway for off street parking and a garage for added security or extra storage space. With up and over door, side access door and power sockets.

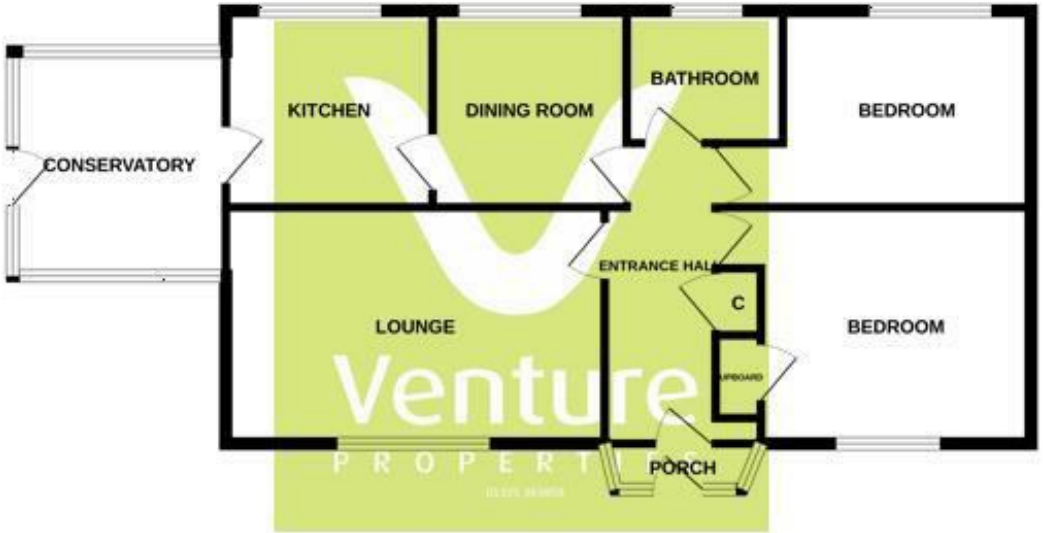
Garage
16'11 x 8'09 (5.16m x 2.67m)
With up and over door and side access from the garden the garage is equipped with power points.

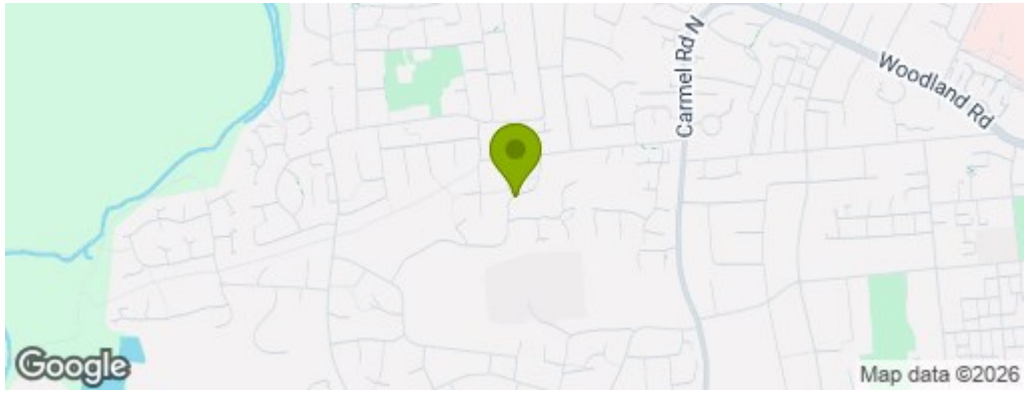
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.14 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
5 Mbps
Ultrafast
1000 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





Property Information

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