



Ann Cordey
ESTATE AGENTS

15 West View, Darlington, DL3 8BP
£375,000



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Situated within a delightful cul-de-sac just off Tees Grange Avenue, in one of the area’s most sought-after residential locations, this impressive three-bedroom detached bungalow offers spacious and versatile accommodation, ideally suited to a variety of buyers. The property is perfectly positioned for access to highly regarded local schooling and excellent amenities.

Beautifully maintained throughout and warmed by gas central heating, the home also benefits from double glazing and a security alarm system. Internally, the accommodation is both spacious and well planned, briefly comprising: a welcoming entrance hallway leading through to a reception hallway, a generous lounge enjoying a pleasant front aspect, and an attractive archway opening into the dining room. French doors from the dining area provide access to the rear garden, whilst the dining room flows seamlessly into the refitted kitchen, which is fitted with a comprehensive range of units and integrated appliances.

There are three well-proportioned bedrooms, all offering excellent space and flexibility. The stylishly refitted family bathroom/WC is finished with a contemporary white suite and features both a corner bath and separate walk-in shower cubicle.

Externally, the property occupies an enviable plot with open-plan lawned gardens to the front, complemented by mature planted borders. A driveway provides off-street parking and leads to the integral garage, which also benefits from a personal access door from the side passage. To the rear is a particularly generous enclosed garden, thoughtfully designed with layered seating areas and enjoying an open aspect beyond, creating an ideal space for relaxing and entertaining alike.

Offered for sale with no onward chain, this superb bungalow presents an excellent opportunity for a wide range of purchasers seeking a well-positioned and spacious home in a highly desirable location.

ENTRANCE HALL

5'10 x 5'09 (1.78m x 1.75m)

BEDROOM ONE

12'08 x 11'01 (3.86m x 3.38m)

HALLWAY

16'05 x 10'10 (5.00m x 3.30m)

BEDROOM

11'03 x 9'01 (3.43m x 2.77m)

BEDROOM

11'05 x 9'05 (3.48m x 2.87m)

BATHROOM

8'10 x 8'11 (2.69m x 2.72m)

LOUNGE

15'11 x 14'02 (4.85m x 4.32m)

DINING ROOM

11'05 x 9'11 (3.48m x 3.02m)



KITCHEN
11'10 x 10'09 (3.61m x 3.28m)

GARAGE
16'00 x 9'01 (4.88m x 2.77m)



GROUND FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Energy efficiency and environmental impact ratings are based on the Energy Performance Certificate (EPC) for the property. The ratings are calculated using the following formula: Energy Efficiency Rating = (100 - (Energy Consumption / 1000)) * 10. Environmental Impact (CO₂) Rating = (100 - (CO₂ Emissions / 1000)) * 10. The ratings are based on the current state of the property and may vary if the property is upgraded.					
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



