



# CARVERS

SALES & LETTINGS

Wylam Avenue

Darlington, DL1 2RD

Offers in the region of £190,000

Bungalow - Detached



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COMPETITIVELY PRICED detached bungalow, situated in the ever popular Wylam Avenue, location, this modern bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. With two generously sized double bedrooms, both having fitted wardrobes, and refitted shower room/wc, this property is ideal for couples, or anyone looking to downsize without compromising on quality.

Upon entering, you will find an entrance hall, well-appointed living room that offers a welcoming atmosphere, The fitted kitchen is both functional and stylish, catering to all your culinary needs. Additionally, the conservatory provides a delightful space to enjoy the surrounding gardens, allowing natural light to flood in and creating a serene environment to unwind.

The exterior of the property boasts a large driveway, with the added advantage of privacy gates ensuring ample parking for residents and visitors alike. The mature, established gardens with west facing aspect are a true highlight, offering a peaceful retreat and a wonderful space for outdoor activities or simply enjoying the fresh air.

This bungalow is offered for sale with no onward chain, making it an attractive option for those looking to move swiftly.



- NO ONWARD CHAIN
- WELL PLACED FOR SHOPS,BUS ROUTES,DOCTORS ETC
- DRIVEWAY AND CONSERVATORY
- TWO BEDROOMS BOTH HAVING BUILT IN WARDROBES
- USEFUL STORE SHED TO THE REAR
- POPULAR TREE LINED LOCATION
- DETACHED BUNGALOW
- READY TO MOVE INTO
- MATURE,ESTABLISHED GARDENS

### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

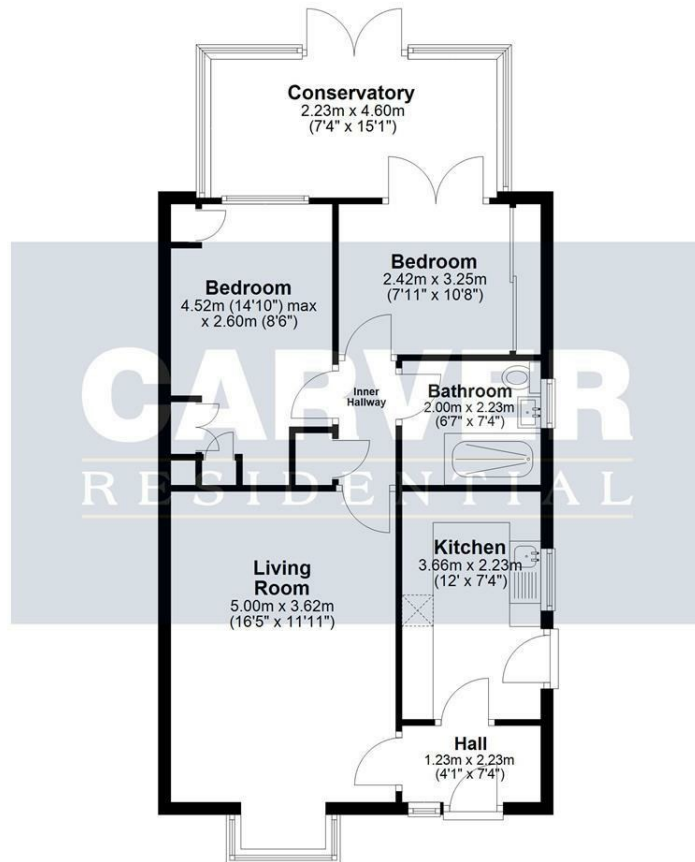
### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



### Ground Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



Total area: approx. 68.1 sq. metres (732.5 sq. feet)  
5 Wylam Avenue, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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