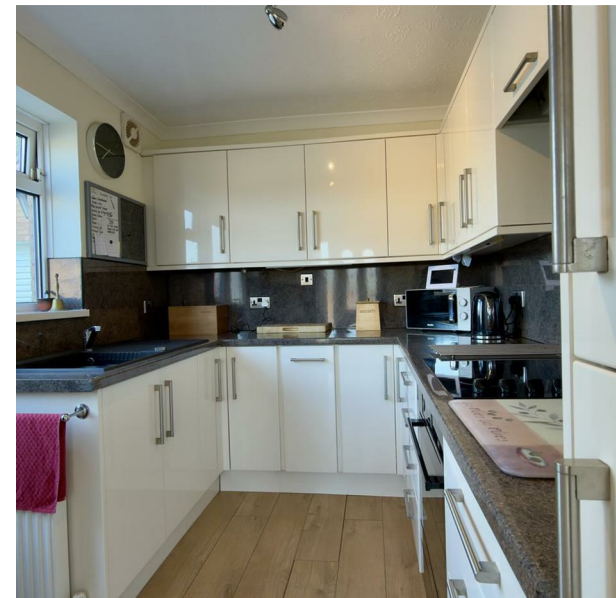


Colorado Grove, Darlington, DL1 2YW  
Offers in the region of £190,000

**estates<sup>4</sup>**  
'The Art of Property'



## Colorado Grove, Darlington, DL1 2YW

### Offers in the region of £190,000

### Council Tax Band: C

Offered for sale with NO ONWARD CHAIN, this spacious and well-maintained two bedroom bungalow occupies an excellent position within a peaceful cul-de-sac in the ever-popular Harrowgate Hill area of Darlington.

The property enjoys a private, south-facing rear garden that is not directly overlooked, together with a detached garage featuring an electric roller door and a block-paved driveway providing off-street parking.

Internally, the bungalow has been very well cared for and is ready for immediate occupation. The accommodation is presented in neutral decorative order and comprises a generous lounge, a well-appointed fitted kitchen, a modern shower room, a spacious principal bedroom with fitted wardrobes, and a good-sized second bedroom, currently used as a dining room, which provides access to the uPVC double glazed conservatory overlooking the rear garden and there is a loft hatch providing access to the attic area via a drop down ladder with lighting.

Further benefits include uPVC double glazing, plus composite front door, and gas central heating supplied by a combi boiler, conveniently housed in the loft.

Externally, the property features mature gardens, offering pleasant outdoor space with the added advantage of a south-facing aspect to the rear.

Ideally situated close to a range of local shops,

everyday amenities, regular bus routes and excellent transport links to the A1(M) & A66, this is an ideal purchase for those looking to downsize or enjoy single-level living in a sought-after residential location.

Early viewing come highly recommended.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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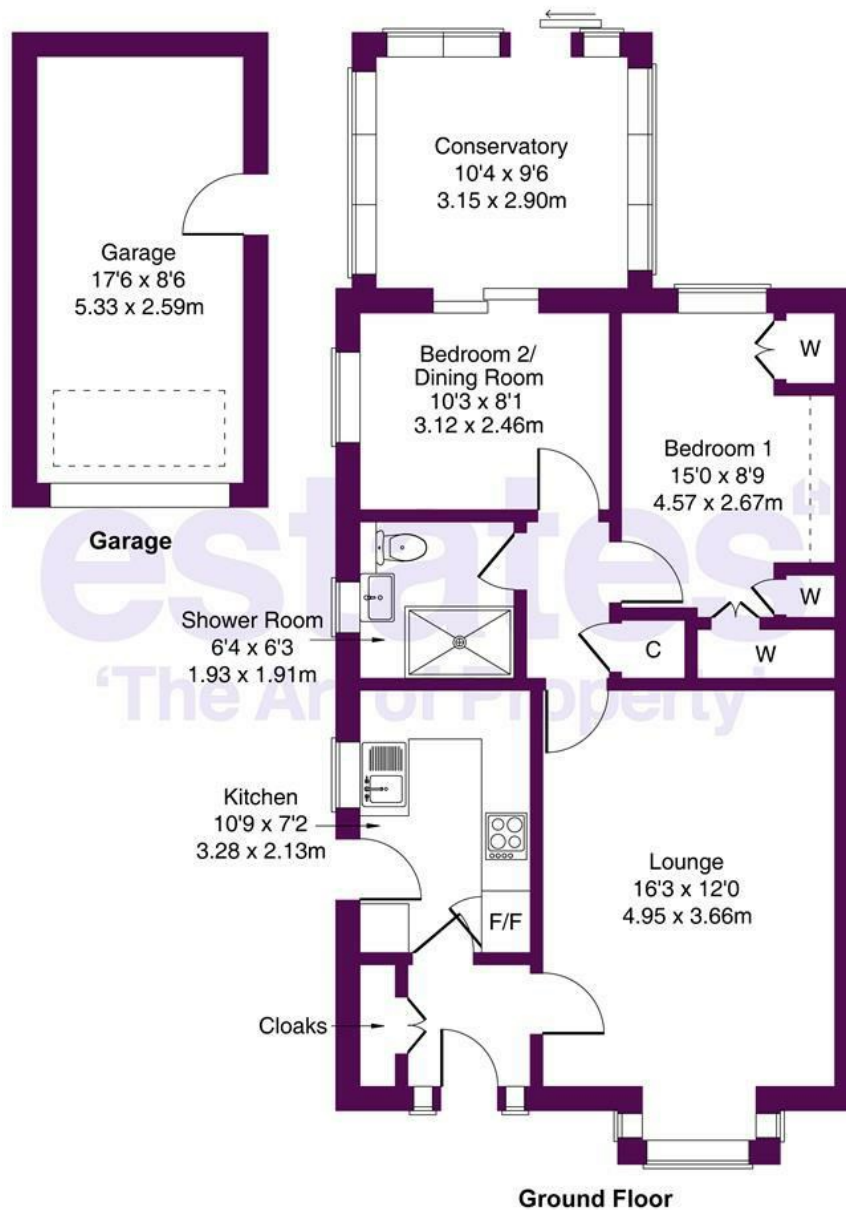
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



## Colorado Grove, Darlington, DL1 2YW

Approximate Gross Internal Area: 887 sq ft - 82 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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**estates**<sup>LT</sup>  
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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>87</b>               |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |