



**Bowman Street, Darlington, DL3 0ER**  
**2 Bed - Bungalow - Detached**  
**£100,000**

**Council Tax Band: B**  
**EPC Rating: D**  
**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS



## Bowman Street, DL3 0ER

**\*\* DETACHED BUNGALOW \*\* \*\* TWO DOUBLE BEDROOMS \*\* \*\* POPULAR AREA \*\***  
**\*\* GOOD TRANSPORT LINKS \*\* \*\* CLOSE TO AMENITIES \*\* \*\* VIEWING RECOMMENDED \*\***

A spacious two bedroom double fronted detached bungalow located just off Longfield Road in the popular Harrowgate Hill area of Darlington. It lies within easy reach of local shops, schools for all age groups, regular bus services and good transport links to both the A1(M) and A66.

The property benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises: Entrance Hall, Lounge with fireplace, fitted Kitchen/ Dining Room with built in oven and hob, two double Bedrooms, rear entrance Hall and Bathroom/ wc with white suite.

Externally there is a forecourt garden to the front and a large, fully enclosed and south facing rear yard/ garden with double gates and off street parking which enjoys a good degree of privacy.

Offered for sale with no onward chain. Viewing is highly recommended.

### Entrance Hall

### Lounge

16'10 x 12'8 narrowing to 10'8 (4.88m'3.05m x 3.66m'2.44m  
narrowing to 3.05m'2.44m)

### Kitchen/ Dining Room

12'8 x 11'2 (3.66m'2.44m x 3.35m'0.61m)

### Bedroom 1

12'10 x 10'6 increasing to 11'10 (3.66m'3.05m x  
3.05m'1.83m increasing to 3.35m'3.05)

### Bedroom 2

11'10 x 11'2 (3.35m'3.05m x 3.35m'0.61m)

### Rear Entrance Hall

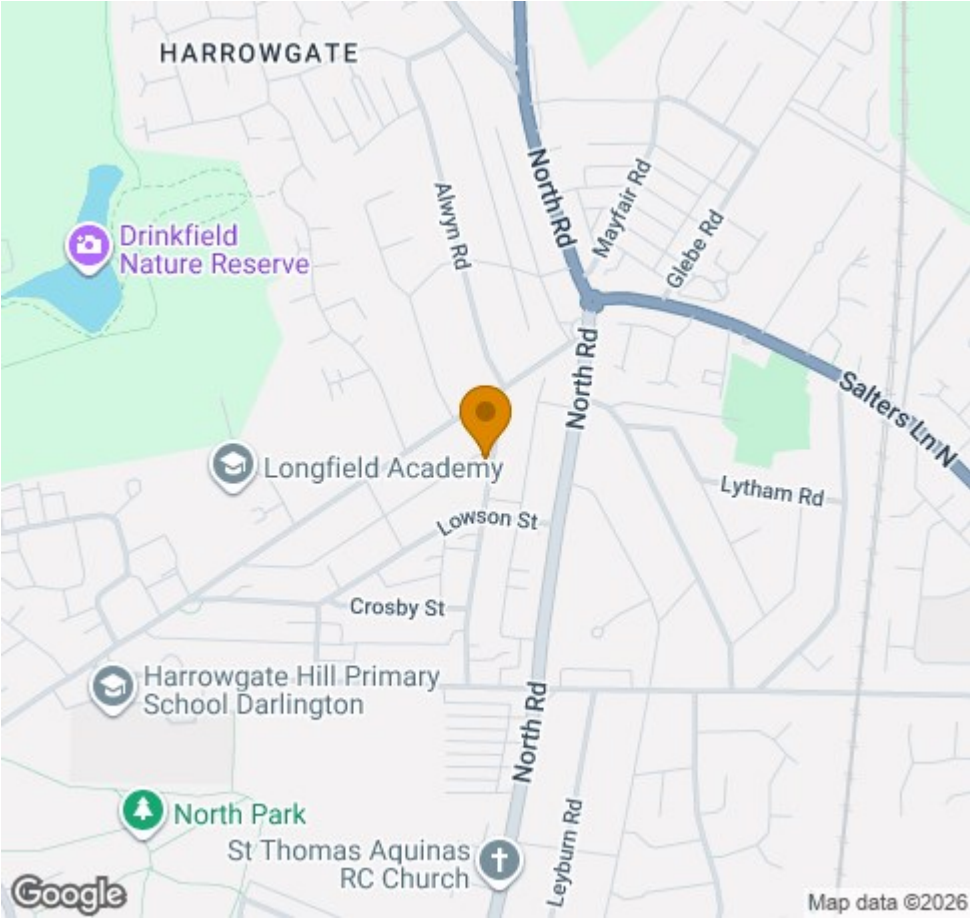
### Bathroom/ wc

11'6 x 6'4 (3.35m'1.83m x 1.83m'1.22m)

**\*\* Please note that any services, heating system or appliances  
have not been tested, and no warranty can be given or implied  
as to their working order \*\***

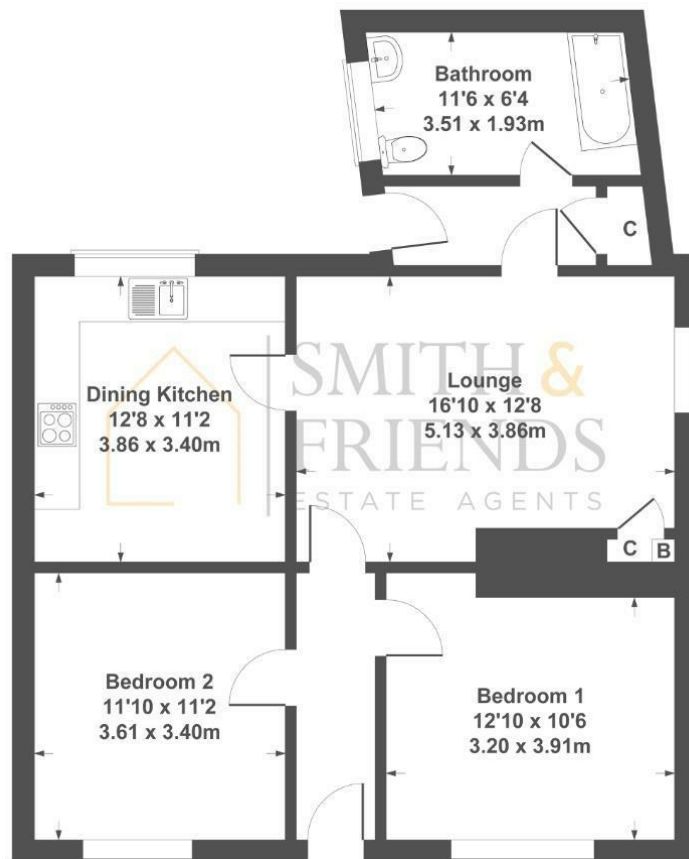






## Bowman Street

Approximate Gross Internal Area  
837 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | <b>74</b> |
| (55-68) <b>D</b>                            | <b>57</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  |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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