



CARVERS

SALES & LETTINGS

Colorado Grove

Darlington, DL1 2YW

Offers in the region of £185,000

Bungalow - Semi Detached



Occupying a pleasant position at the head of a quiet cul-de-sac on the ever-popular Colorado Grove, this attractive, extended two-bedroom semi-detached bungalow offers comfortable, well-proportioned accommodation which is not overlooked to the rear.

The property benefits from a peaceful setting while remaining conveniently placed for local amenities and transport links, with bus routes and everyday facilities within easy reach.

Internally, this lovely home offers a spacious and well-laid-out interior, including an entrance lobby, welcoming good size lounge, refitted kitchen, two good-sized bedrooms a refitted shower room. The layout provides versatile single-level living, ideal for those seeking convenience and accessibility.

Externally, the property enjoys a generous plot at the head of the cul-de-sac, with ample driveway parking leading to a garage, along with gardens offering a pleasant outdoor space which is not overlooked to the rear.



- Well presented extended bungalow
- Two good size bedrooms
- Lovely conservatory
- Good size driveway and a garage
- Fabulous cul de sac location
- Large lounge and refitted kitchen
- Low maintenance gardens
- Not overlooked to the rear

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

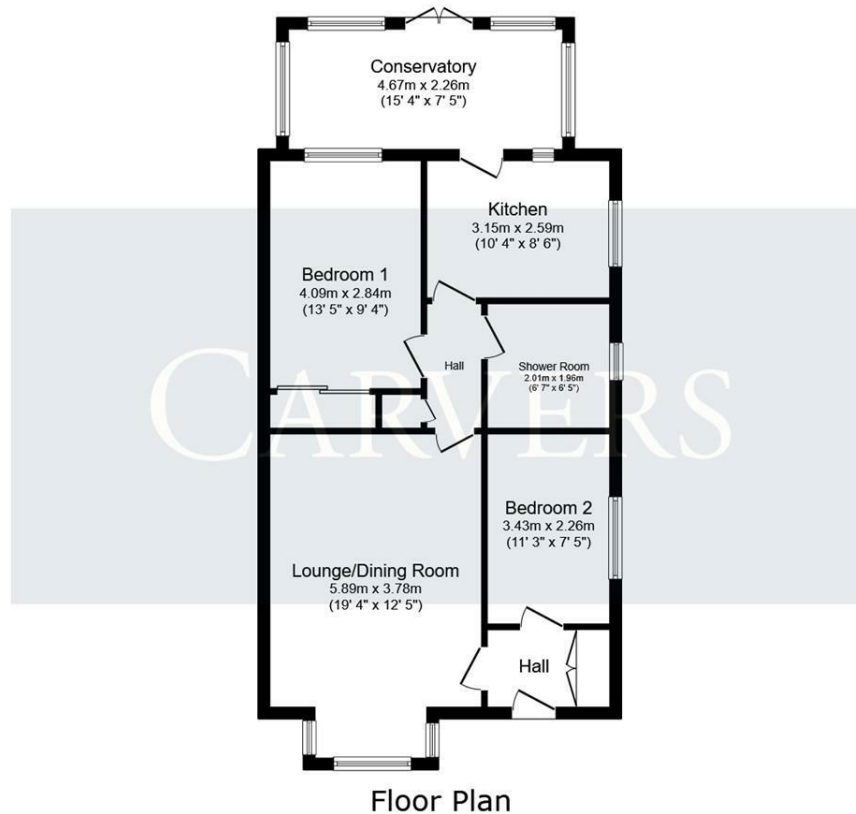
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Property Size

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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	69	74
	EU Directive 2002/91/EC	

Property size taken from EPC
635.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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