CARVERS

SALES & LETTINGS

Bede Road, Darlington

Darlington, DL3 8JZ

Guide price £290,000

Bungalow - Detached

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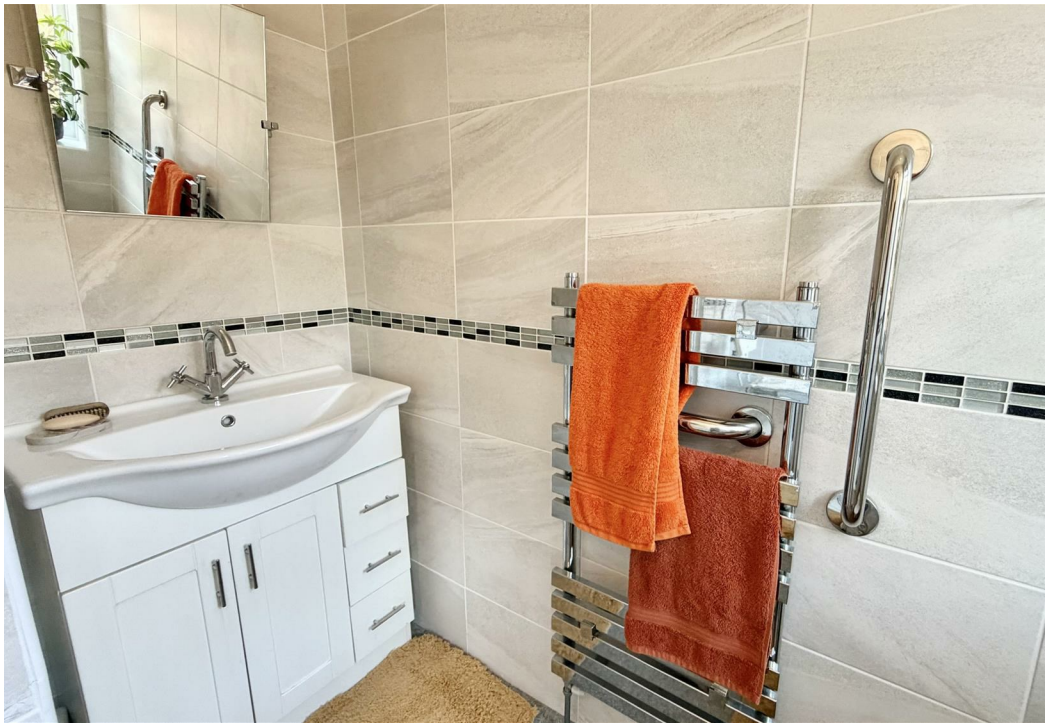
Situated in a peaceful cul-de-sac in Darlington's sought-after West End, Bede Road presents an excellent opportunity to enjoy a relaxed and convenient lifestyle in a spacious detached bungalow.

With generous gardens, ample off-street parking and well-proportioned accommodation, the property offers the ideal balance of comfort, practicality and easy living. The accommodation comprises two bedrooms, a modern family shower room, a contemporary kitchen and a spacious open-plan living and dining area — perfect for both everyday life and entertaining guests.

To the rear, a bright conservatory overlooks the beautifully landscaped garden, creating a peaceful space to enjoy your morning coffee, unwind with a book or make the most of the garden throughout the seasons. The property also benefits from a garage, providing useful additional storage.

Perfectly placed for those looking to enjoy all that Darlington's popular West End has to offer, the property is ideally suited to downsizers seeking a quieter pace of life without compromising on convenience. There are excellent local amenities nearby, along with well-regarded schools including Hummersknott Academy and Carmel College.

Bede Road offers an appealing opportunity to embrace a comfortable, low-maintenance lifestyle in one of Darlington's most popular residential areas.



- Desirable West End location
- Generous off-street parking
- Beautifully maintained private garden
- Peaceful cul-de-sac
- Ideal for downsizers seeking a low-maintenance lifestyle

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

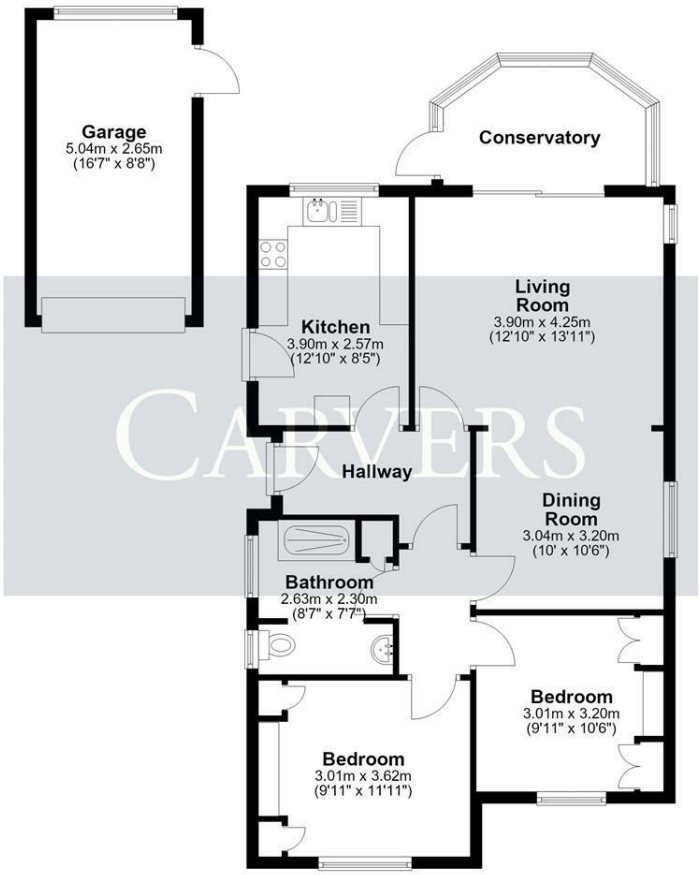
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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 e.g a conservatory and/or garage)

Ground Floor

Approx. 94.0 sq. metres (1012.3 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

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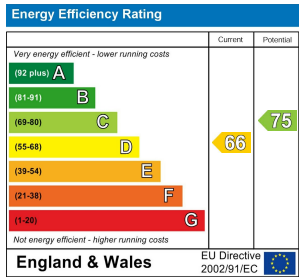

Property size taken from EPC sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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