



CARVERS

SALES & LETTINGS

Wylam Avenue

Darlington, DL1 2RD

Offers in the region of £175,000

Bungalow - Detached



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, one used as a dining room with a conservatory behind and 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)

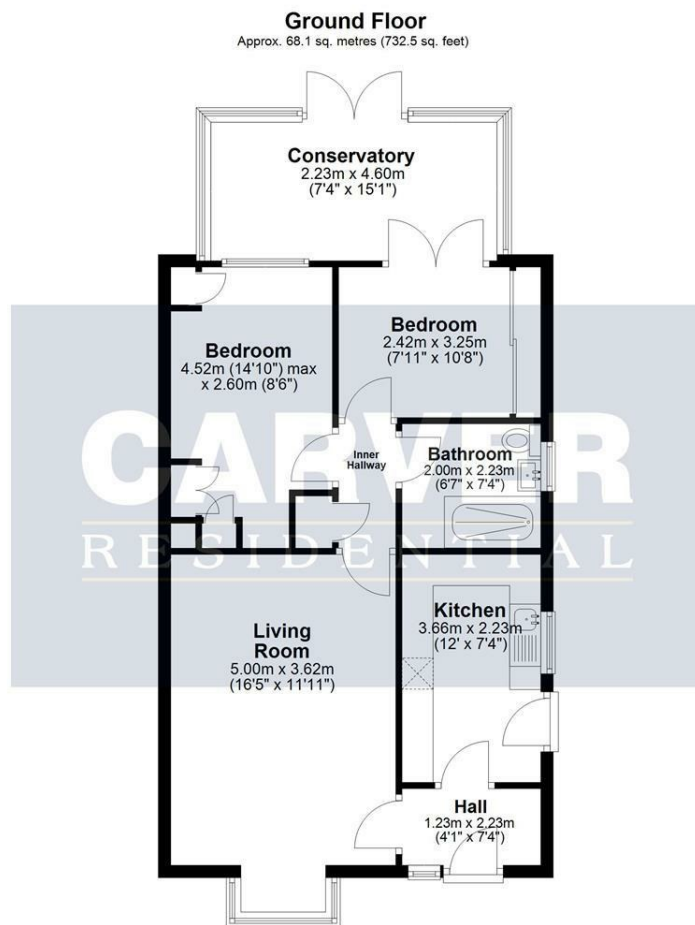
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Property Size

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 a conservatory and/or garage)





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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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RICS

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PROTECTED

Ethical Agent Network

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