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Neasham Road
Darlington, DL1 4DJ

Offers in the region of £240,000

Bungalow - Semi Detached
2 Bedroom/s
1 Bathroom/s

Welcome to this charming semi-detached bungalow located on Neasham Road in Darlington. This delightful older-style property boasts a spacious and inviting atmosphere, perfect for those seeking comfort and convenience.

The welcoming hallway leads to a generous living room, ideal for relaxation with a separate dining room providing an excellent space. The fitted kitchen, complete with integrated appliances, has French doors leading to the rear garden.

This bungalow features two well-proportioned double bedrooms, one with fitted wardrobes, ensuring ample storage. The bathroom is thoughtfully designed, offering both a separate walk-in shower and a bath. There is also access to the loft via a drop-down ladder providing extra storage.

Outside, the property is complemented by an extensive driveway, providing off-road parking for multiple vehicles. The mature, established gardens offer a tranquil retreat, perfect for enjoying the outdoors.

Conveniently situated, this bungalow allows for easy access to a variety of shops and the vibrant town centre.





- A rare opportunity to purchase this larger style semi-detached bungalow
- Living room with feature fireplace
- Two double bedrooms with built in wardrobes
- Well placed for ease of access to shopping facilities
- Suited to a variety of buyers
- Fitted kitchen/diner with integrated appliances
- Extensive driveway allowing off road parking
- Popular Eastbourne location

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, serviced 2025 mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

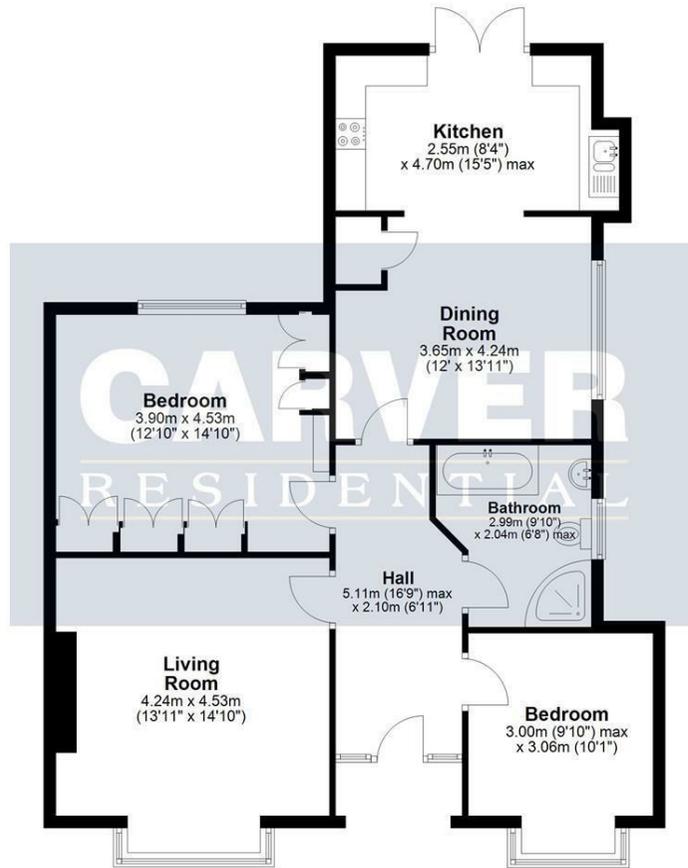
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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 a conservatory and/or garage)

Ground Floor
Approx. 95.9 sq. metres (1032.2 sq. feet)



Total area: approx. 95.9 sq. metres (1032.2 sq. feet)
295 Neasham Road, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC -
1001.00 sq ft

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MAB 6202



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