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Merrybent

Darlington, DL2 2LB

Offers over £300,000

Bungalow - Detached
3 Bedroom/s
1 Bathroom/s

A pleasant bungalow with the benefit of useful attic space access via space saving steps. The detached home is well proportions and benefits from large gardens to the front and rear with beautiful countryside views. The internal accommodation briefly comprises entrance hallway, living room, dining room (which could be used as a third bedroom) alongside kitchen, rear porch (conservatory), two double bedrooms, shower room (currently used as a wet room) along with the useful storage rooms upon the first floor - accessed via space saving steps. To the front there is off street parking which leads to the single garage.





- LARGE GARDENS TO FRONT AND REAR
- USEFUL STORAGE SPACE WITHIN THE ATTIC ROOMS
- OFF STREET PARKING
- COUNTRYSIDE VIEWS
- GARAGE



GROUND FLOOR
179.1 sq.m. (1927 sq.ft.) approx.

MERRYBENT, DARLINGTON, DL2 1LB.

TOTAL FLOOR AREA: 118.8 sq.m. (1279 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E	21	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk