



CARVERS
SALES & LETTINGS

The Byway
Darlington, DL1 1EQ
Price £115,000

Bungalow - Semi Detached



Welcome to "The Byway", Darlington, this semi-detached bungalow offers a great opportunity for someone looking to capitalise on a property with potential... Yes, it needs work and a bit of TLC but what an opportunity to either get into the market as a first time buyer or someone handy to pick up a bargain and renovate... Spanning an impressive 1,087 square feet, the property boasts three well-proportioned bedrooms, an ideal home for families or those seeking extra space.

Depending on your preferences, a spacious reception room to the front (or rear) leaving 3 bedrooms, formal dining, kitchen and utility.

The property features a family bathrooms, a bedroom with ensuite shower room and a further W/C to the rear off the utility, which add to the convenience of daily living, catering to the needs of a busy household. The well-appointed kitchen offers ample storage and workspace, making it a joy for culinary enthusiasts to prepare meals.

The Byway is a sought-after location, known for its friendly community and proximity to local amenities, including shops, schools, and parks. This bungalow not only provides a comfortable living space but also the opportunity to enjoy the vibrant lifestyle that Darlington has to offer.

With its appealing features and prime location, this semi-detached bungalow is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Do not miss the chance to make this lovely property your new home.



- Property with heaps of potential
- 2 bathrooms and a separate W/C
- Patio garden to the rear with sheds
- 3 spacious bedrooms
- The property is in need of upgrade and reno's but a fantastic opportunity

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, 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. conservatory, garage)



Approx Gross Internal Area
96 sq m / 1035 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	EU Directive 2002/91/EC	

Property size taken from EPC
1087.00 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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