



country properties
village properties
town homes
barn conversions
building plots

Low Coniscliffe, Darlington, DL2 2JY

Offers in the region of £295,000

NICK & GORDON
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Located within this picturesque village perfect for countryside walks and well placed for the commuter. This deceptively spacious DETACHED BUNGALOW is suited to a variety of buyers. Internal viewing will reveal entrance porch leading into a spacious hallway with feature wood flooring also having access to large loft space, a well appointed living room with log burner again with feature wood flooring, a separate dining room and fitted kitchen with integrated cooking appliances, and useful sun room. There are THREE bedrooms, two of which have built in wardrobes and en-suite off bedroom two. bathroom/WC.

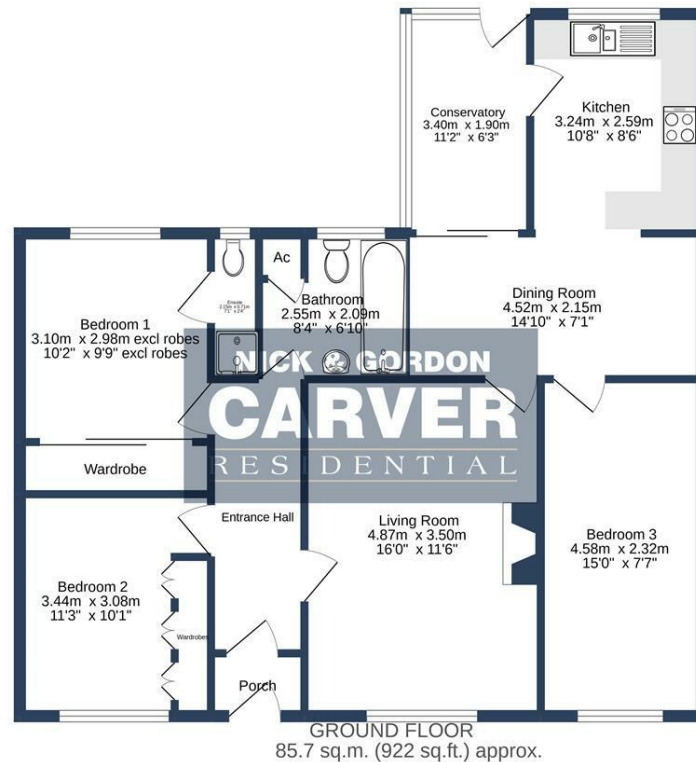
There are mature well established gardens front and rear. the rear garden is most attractive with paved sun terrace to enjoy the morning sun, and useful garden sheds. Together with TWIN driveway allowing off road parking for several vehicles and covered carport for small vehicle.





- PICTURESQUE VILLAGE LOCATION
- DETACHED BUNGALOW
- MATURE ESTABLISHED GARDENS
- TWIN DRIVEWAY
- DECEPTIVELY SPACIOUS

- PERFECT FOR COUNTRY WALKS
- SUITED TO A VARIETY OF BUYERS
- SOLAR PANELS
- THREE BEDROOMS
- WELL PLACED FOR EASY ACCESS TO DARLINGTON/BARNARD CASTLE



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TOTAL FLOOR AREA: 85.7 sq.m. (922 sq.ft.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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