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Wilton Drive
Darlington, DL3 9PS

Asking price £300,000

Bungalow - Detached
2 Bedroom/s
1 Bathroom/s

Quality well built Bungalow with great bones in Darlington's West end, it just needs 'you' to make it your own!!

Located in the superb quiet cul-de-sac location of Wilton Drive in Darlington, this delightful detached bungalow offers a new owner space and potential, with the perfect opportunity to create a fantastic home for themselves, just how 'you' want it. With two spacious reception rooms, this property provides ample space for family and guests. The inviting living areas are filled with natural light, both front and to the back, leading out to the garden through the large patio doors, creating a warm and welcoming atmosphere.

This bungalow features two well-proportioned bedrooms, ideal for a small family, downsizers and those seeking a peaceful retreat. Each room maximizing space and comfort, ensuring a restful night's sleep in this quiet end of town. The bathroom is more modern, complete with bath and separate shower, catering to all your daily routines. There is also a generous utility room with internal access to the garage with up and over electric door and plenty of extra off street parking to the front.

Set in a tranquil peaceful neighbourhood, this property benefits from a generous private garden, perfect for enjoying the outdoors. The location is well-connected, with local amenities, schools, shops, parks and dog walks, all on the doorstep or just a short walk away, making it an ideal choice for families, downsizing retirees and professionals alike.

With it's appealing layout and prime location, this property is sure to attract interest. Don't miss this opportunity and chance to create a place you can call 'Home' and take pride in the fact you made it your own.





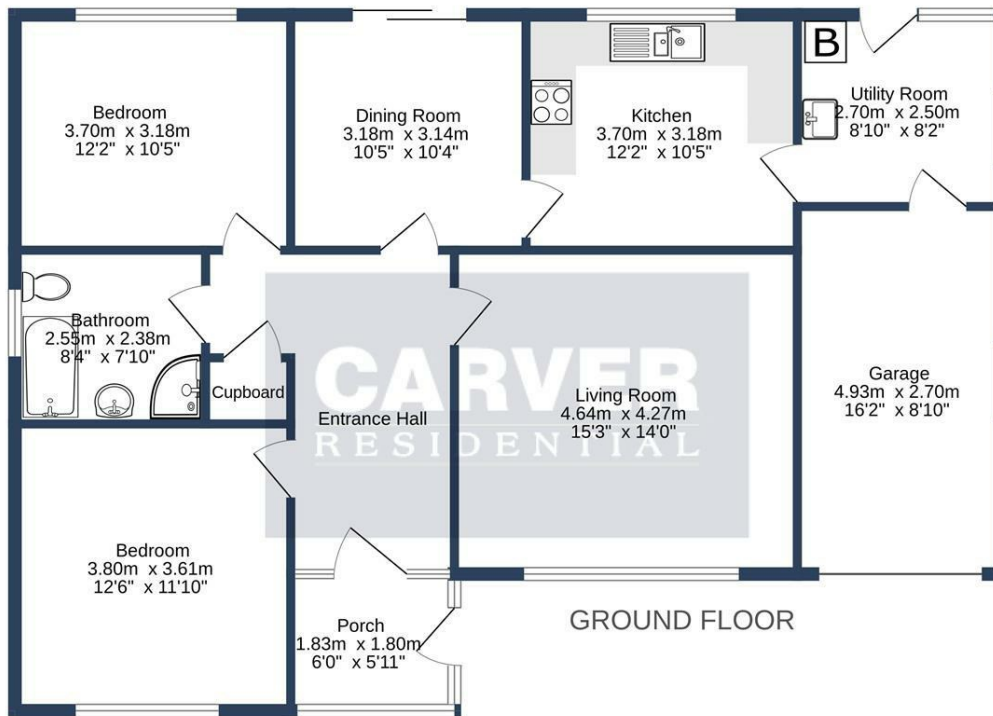
- Well built bungalow, excellent West End location
- 2 Reception rooms with lots of natural light
- Dated kitchen, functional
- Large utility, new gas boiler
- Excellent private garden to rear
- Potential to make it your own
- 2 spacious bedrooms
- Family bathroom
- Garage with electric remote door and internal access
- Off street parking

GENERAL INFORMATION:

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)

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.



WILTON DRIVE, DARLINGTON. DL3 9PS.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

MAB 6202



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