



**The Byway**  
Darlington DL1 1EH  
£150,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# The Byway

Darlington DL1 1EH



- Two Bedroom Semi-Detached Bungalow
- Garden to Rear
- Epc Rating E

- Eastbourne Location
- Close To Amenities
- No Chain involved

- Off Street Parking
- Council Tax Band B

The Byway, Darlington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.  
No chain involved.

Upon entering, you will find inviting rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it easy to envision your life in this lovely home. The well-presented interiors are complemented by natural light, enhancing the overall appeal of the living spaces.

The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property boasts off-street parking for one vehicle, providing a practical solution for your parking needs.

Situated close to local amenities, residents will enjoy the convenience of shops, cafes, and recreational facilities just a short distance away. This prime location not only offers easy access to essential services but also allows for a vibrant community lifestyle.

In summary, this two-bedroom bungalow on The Byway is a wonderful opportunity for those seeking a comfortable and well-located home in Darlington. With its appealing features and proximity to amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

## Entrance Hall

Upvc door to side and radiator.

## Lounge

13'11 x 12 (4.24m x 3.66m)

Upvc double glazed bay window to front, electric fire and radiator.

## Kitchen/Diner

12'3 x 9'10 (3.73m x 3.00m)

Upvc double glazed window to side, fitted with wall, base and drawer units, electric hob and oven. Stainless steel sink, space for fridge freezer, washing machine and tumble dryer.

O2  
Broadband

Basic  
4 Mbps  
Superfast  
80 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

## Bedroom One

11'9 x 11 (3.58m x 3.35m)

Upvc double glazed window to rear, built in wardrobes and radiator.

BT  
Sky  
Virgin

## Bedroom Two

10'4 x 8'10 (3.15m x 2.69m)

Upvc double glazed window to front and radiator.

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

## Bathroom

Upvc double glazed obscure window to side, bath with shower over and screen, w.c and wash hand basin.

## Externally

To the rear is artificial lawn, patio and decking area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 688 ft 2 / 64 m 2

Plot size 0.04 acres

Mobile coverage

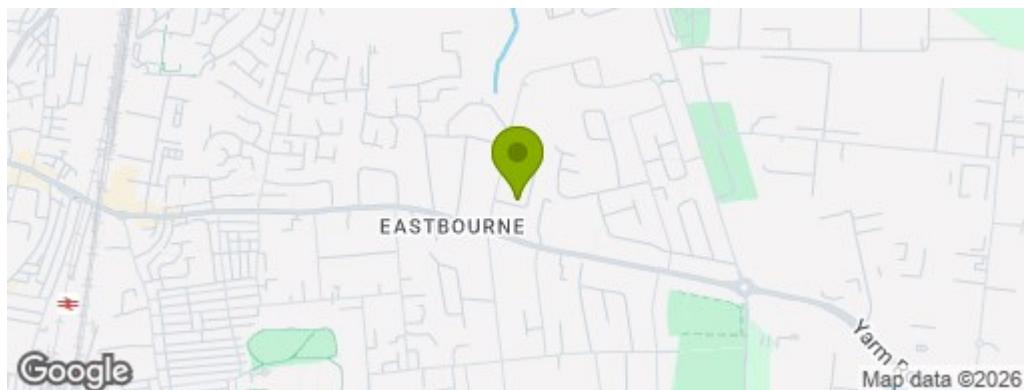
EE

Vodafone

Three



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions and areas are approximate only. No responsibility is accepted for any inaccuracies, omission or non-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures and fittings shown in the plan have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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