



The Byway
Darlington DL1 1EQ

Offers In The Region Of £175,000





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 1EQ



- Two Bedroom Bungalow
- Off Street Parking and Double Garage
- Epc Rating D

- Eastbourne Area of Darlington
- Close to Schools and Transport Links

- Additional Attic Space
- Council Tax Band B

Situated in the popular Eastbourne area of Darlington, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Recently refurbished and updated, the property boasts a welcoming reception room that features a cosy log burner, ideal for those chilly evenings.

The bungalow comprises two well-proportioned bedrooms, providing ample space for relaxation and rest. The modern bathroom is thoughtfully designed to cater to your daily needs. Additionally, the property benefits from an easily accessible and usable loft space, which presents an excellent opportunity for extra storage or potential conversion, depending on your requirements.

Outside, you will find generous parking for ample vehicles including motorhomes or caravans, ensuring that you and your guests can come and go with ease. The mature gardens surrounding the property offer a tranquil retreat, perfect for enjoying the outdoors or entertaining friends and family. A large, newly built garage further enhances the practicality of this lovely home.

Situated close to local amenities and the railway station, this property is ideally located for those who appreciate the convenience of nearby shops and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area. Do not miss the chance to make this charming property your new home.

Entrance Hall

Upvc double glazed door to side, stripped wooden flooring and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted with double walk in shower, low level w.c, wash hand basin, part tiled walls and radiator.

Bedroom One

11'11 x 16'08 (3.63m x 5.08m)

Upvc double glazed bay window to front, fireplace, stripped wooden flooring and radiator.

Bedroom Two

10'05 x 8'11 (3.18m x 2.72m)

Upvc double glazed window to front, stripped wooden flooring and radiator.

Lounge

14'00 x 10'10 (4.27m x 3.30m)

Upvc double glazed window to rear, staircase to Attic space with storage under. Vinyl flooring, exposed brick feature wall, and log burner on brick hearth.

Kitchen

12'11 x 9'09 (3.94m x 2.97m)

Upvc double glazed window to rear, fitted with wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker, washing machine, fridge freezer and table and chairs. Spotlights to ceiling, wall mounted Boiler and door to side.

Attic Space

11'0 x 14'0 (3.35m x 4.27m)

Fully boarded with power, light and velux roof light window to rear.

Externally

To the front there is a gravel forecourt, shared driveway and access to rear via double gates.

To the rear there is a gravel driveway, from the double gates at the front of the property, which leads to a double garage at the end of the garden and patio area. There is a raised decking area, raised flower beds and an enclosed lawn. Access to water tap.

Garage

19'8" x 16'4" (6 x 5)

With double wooden doors, power and light.

Council Tax

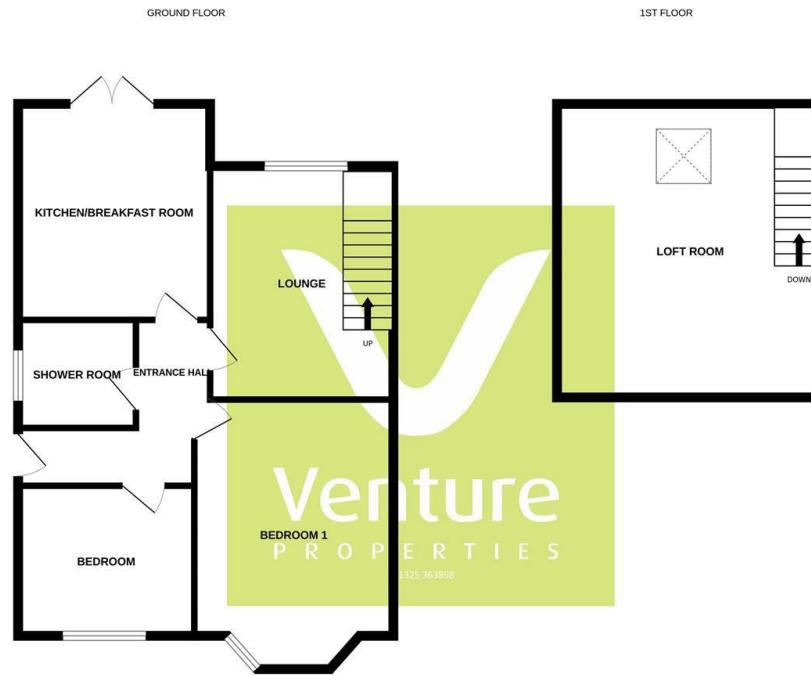
Band B

Tenure

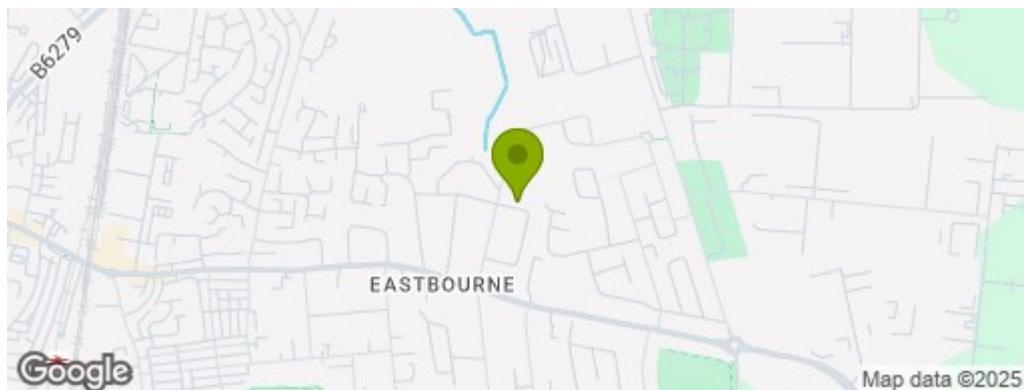
Freehold

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 service systems shown have not been tested and no guarantee as to their operability or efficiency can be given.
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