



## Bowen Road

Darlington DL3 0TH

Offers In The Region Of £165,000





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# Bowen Road

Darlington DL3 0TH



- Three Bedroom Semi Detached
- Retail Park Close by
- Cockerton Location Close To Amenities

- Off Street Parking
- Council Tax Band A
- Sought After Area

- Woodland Surroundings within Walking Distance
- Epc Rating D
- Deceptively Spacious

This spacious, well-proportioned, three-bedroom property provides ample space for entertaining or a for a growing family. Presenting a large garden with a pond and a detached garage to the rear.

Conveniently located for access to shops in both Faverdale and Cockerton, the property also offers easy access to the A1(M) for commuters, as well as open parks and woodland spaces within walking distance nearby.

The property benefits from recent improvements made since 2019 by the current owners: a new combi-boiler, new front door, new uPVC double-glazed windows fitted throughout, a new RCD consumer unit, a new pitched roof and guttering with fascia boards, new rear garden fence, and a dropped kerb installed to provide off-road parking.

This property is ready for the new owners to put their stamp on it and make it their own. Whether you are a first-time buyer or looking to settle in a family-friendly area, this property is sure to meet your needs. Do not miss the opportunity to make this charming property your new home,

## Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

## Lounge

16'9 x 11'3 (5.11m x 3.43m)

Upvc double glazed bay window to front, feature fireplace and radiator.

## Dining Room

11'3 x 10'5 (3.43m x 3.18m)

Sliding doors to rear and radiator.

## Kitchen

11;4 x 8'6 (3.35m;1.22m x 2.59m)

Upvc double glazed windows to rear and side, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. There is space for a fridge freezer and washing machine, storage cupboard and radiator.

## Garden Room/Sun Room

8'10 x 6'11 (2.69m x 2.11m)

Upvc double glazed door to rear and radiator.

## First Floor Landing

Access to loft via drop down ladder, with power and light.

## Bedroom One

13'7 x 11'3 (4.14m x 3.43m)

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

## Bedroom Two

11'3 x 10'6 (3.43m x 3.20m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

8'7 x 8 (2.62m x 2.44m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to side, corner bath with shower over, w.c, wash hand basin and heated towel rail.

## Externally

To the front there is off street parking.

To the rear is a large garden, mainly laid to lawn with decking area, pond, shed and access to single detached garage.

The shed and Garage both have power and light and there is a £5.00 yearly fee payable to the Community Centre for use of the private rear road to access the Garage.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

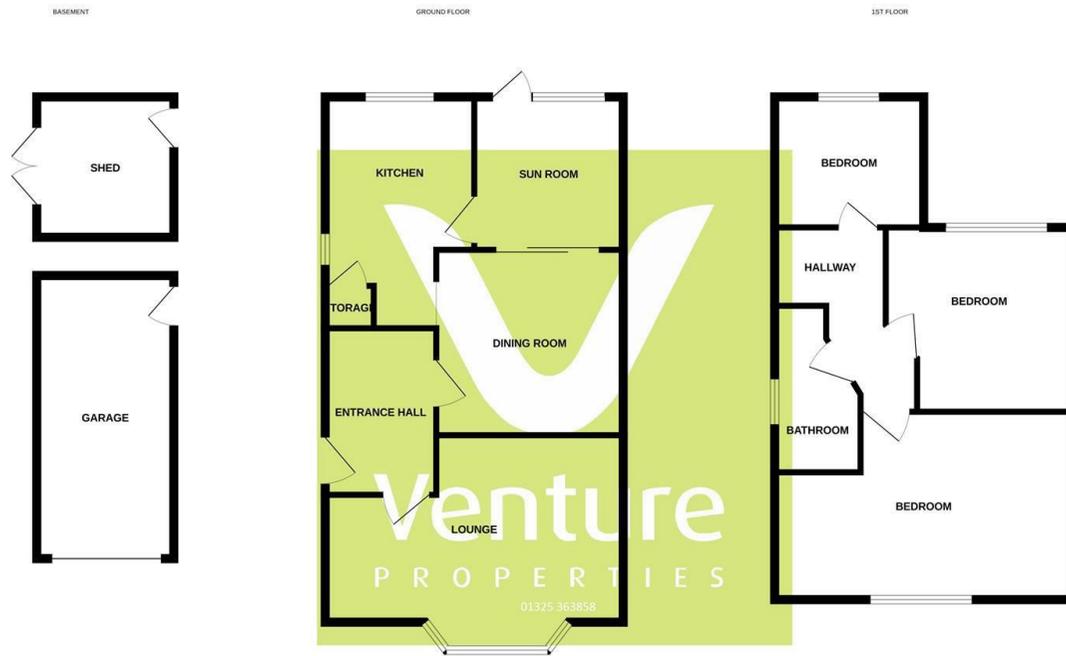
BT

Sky

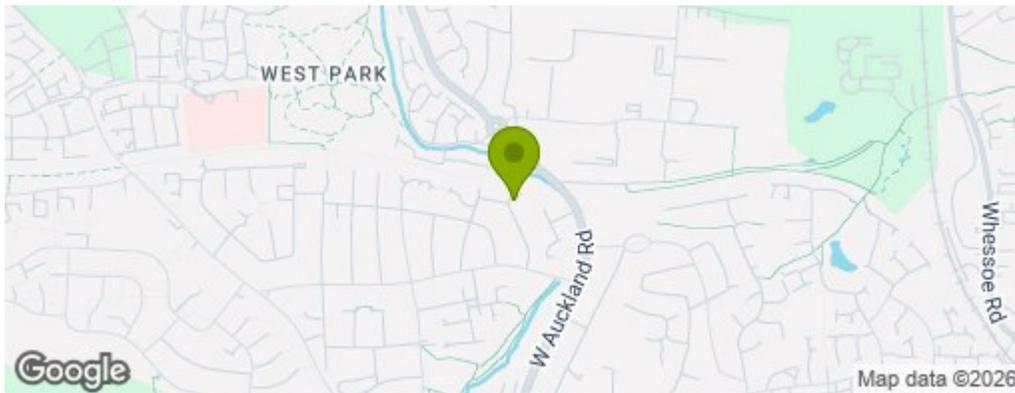
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## Note

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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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## Property Information

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