



12 Jesmond Road, Darlington, DL1 3HN
£225,000

Venture
PROPERTIES

This well presented deceptively spacious two/three bedroom bungalow is offered to the market and is located in the whinfield area of Darlington. The property in our opinion would suit a variety of purchasers and lies within easy reach of major road links in and out of Darlington. The property offers versatile family living and entertaining space. The property benefits from off street parking and to the rear is a large well established garden.

Viewing Highly Recommended

- Detached Bungalow
- Two / Three Bedrooms
- Attic Space With Velux Window
- Off Street Parking
- Large Rear Garden
- Whinfield Location
- Viewing Highly Recommended
- EPC Rating D
- Council Tax Band D

Entrance Hall

Upvc door to the side, storage cupboard, alarm panel and access to the loft via drop down ladder.



Attic Room

14'2 x 11'3 (4.32m x 3.43m)

With velux window to the rear and storage cupboard.

Reception Room 1/Bedroom 2

12'2 x 11'3 (3.71m x 3.43m)

Upvc double glazed bow window to the front, feature fire in surround, radiator.

Lounge/Diner

18'7 x 10'5 (5.66m x 3.18m)

Sliding door to the rear, feature fireplace with electric fire, two radiators.

Kitchen

10'11 x 8'4 (3.33m x 2.54m)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, eye level double oven, space for washer, space for fridge/freezer, space for dishwasher, pantry with shelving, window to the rear.

Bedroom 1

12' x 10'7 (3.66m x 3.23m)

Upvc double glazed window to the front, fitted wardrobes and radiator.



Bedroom 3

7'11 x 8'5 (2.41m x 2.57m)

Bathroom

Two upvc double glazed windows to the side, fitted with a suite comprising panelled bath, low level wc, wash hand basin, shower cubicle, radiator, fully tiled walls and vinyl flooring.

Externally

There is block paving to the front of the property allowing for off street parking. There is a large rear garden laid to patio with established borders, lawn area and a large shed with double doors power and light

Council Tax

Band D

Tenure

This property is freehold

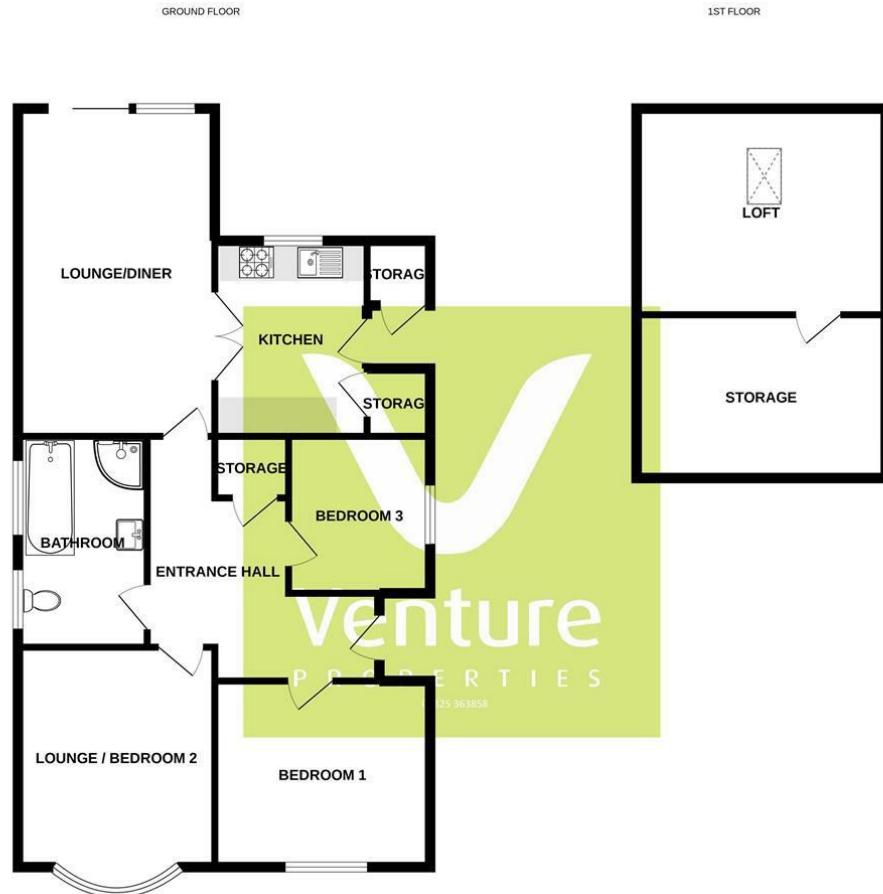
Note

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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 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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