



**Edgecombe Grove**

Darlington DL3 9DW

Offers Over £235,000



Venture  
PROPERTIES



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# Edgecombe Grove

Darlington DL3 9DW



- Two Bedroom Bungalow
- Conservatory
- Epc Rating D

- Mowden Area Of Darlington
- Spacious Rear Garden
- Close To Local Amenities & Shops

- Garage & Off Street Parking
- Council Tax Band C
- Must Be Seen

Located in this quiet cul-de-sac in Edgecombe Grove, Darlington, this detached bungalow offers a perfect blend of comfort and convenience. Set on a generous corner plot, the property boasts two reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retirement retreat. There is under floor heating throughout.

The bungalow features a bright and airy conservatory, which invites natural light and offers a lovely space to enjoy the surrounding garden views throughout the seasons.

For those with vehicles, the property includes a garage and parking space for up to two vehicles, making it easy to accommodate guests or family members. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property is not only a wonderful place to live but also offers the potential for personalisation and enhancement, should you wish to make it your own. With its prime location in Darlington, you will find yourself within easy reach of local amenities, parks, and transport links, ensuring that everything you need is just a stone's throw away.

In summary, this charming bungalow on Edgecombe Grove presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a desirable area. Don't miss the chance to make this lovely property your new home.

## Porch

Door to front.

## Entrance Hall

16' x 5'5" (4.88m x 1.65m)  
Storage cupboard and boiler.

## Lounge

179 x 131 (5.41m x 3.99m)  
Double glazed full length windows to front and side, stone fireplace, wooden beams to ceiling and gas fire.

## Kitchen

8'8 x 8'8 (2.64m x 2.64m)  
Window to side and door to rear, wooden wall, base and drawer units, stainless steel sink with mixer tap, wall mounted water heater. Cupboard housing hot water tank. Space for a washing machine and fridge freezer.

## Dining Room

8'6 x 7'10 (2.59m x 2.39m)  
Window to side.

## Conservatory

11'10 x 11'2 (3.61m x 3.40m)  
Upvc part wall and part glazed with tiled floor.

## Bedroom One

12'10 x 11'2 (3.91m x 3.40m)  
Double glazed window to side and rear and fitted wardrobes.

## Bedroom Two

11'2 x 10'10 (3.40m x 3.30m)  
Double doors to conservatory and fitted wardrobes.

## Bathroom

Panelled bath, low level w.c, wash hand basin and fully tiled walls.

## Externally

To the front is a driveway to provide off street parking and access to garage. There is a wraparound garden to rear and side, with lawn area and well established shrubs.

## Tenure

Freehold

## Property Details

Local Authority: Darlington  
Council Tax Band: C  
Annual Price: £2,108

Conservation Area No  
Flood Risk Very low  
Floor Area 796 ft 2 / 74 m 2  
Plot size 0.18 acres  
Mobile coverage

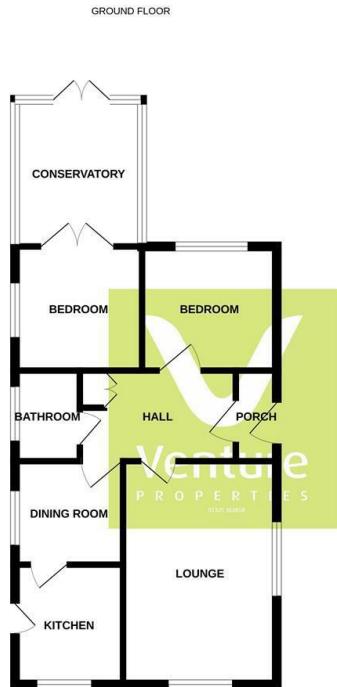
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
2 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

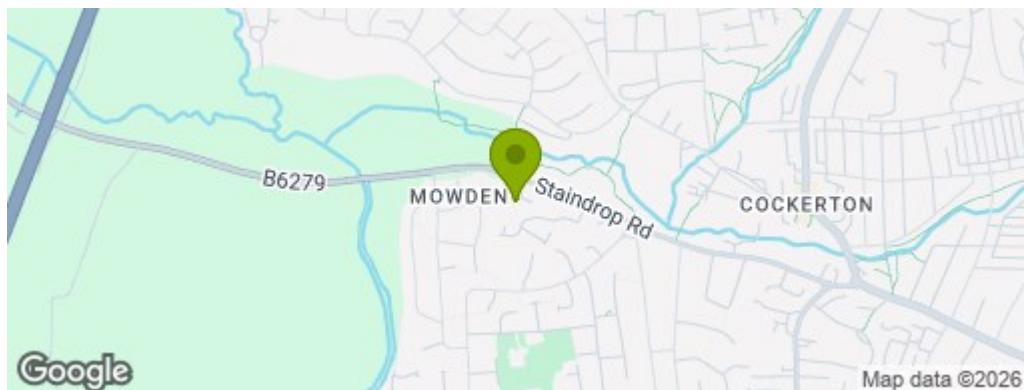
BT  
Sky  
Virgin

## 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 here, measurements are taken from the original drawing and are not guaranteed to be 100% accurate. Any dimensions given are approximate and should not be relied upon for any legal purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale. The property has 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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