



**Cornwall Avenue**

Darlington DL1 2LJ

**£165,000**





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# Cornwall Avenue

Darlington DL1 2LJ



- Three Bedroom Semi-Detached Property
- Gardens to Front & Rear
- Close to A Road Travel Links

- Haughton Location of Darlington
- Priced To Sell
- Council Tax Band B

- Garage
- Easy Access to Local Amenities
- EPC Rating F

Located in the charming area of Cornwall Avenue, Darlington, this delightful semi-detached dormer bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is perfect for families or those looking to downsize without compromising on space.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, along with a garage for additional storage or secure parking. This is a rare find in the area, making it an ideal choice for those with multiple vehicles or who simply appreciate the convenience of off-road parking.

Importantly, this property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer, a growing family, or looking to invest, this bungalow offers a wonderful blend of comfort, convenience, and potential.

With its prime location in Darlington, you will enjoy easy access to local amenities, schools, and transport links, making it a perfect place to call home. Do not miss the chance to view this charming bungalow and envision the possibilities it holds for you and your family.

## Entrance Hall

Upvc door to side.

## Lounge

131 x 11'10 (3.99m x 3.61m)

Upvc double glazed window to front, gas fire in surround and radiator.

## Dining Room

12'2 x 11'10 (3.71m x 3.61m)

Upvc double glazed window to rear, staircase to first floor.

## Kitchen

10'11 x 9'5 (3.33m x 2.87m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink, space for a cooker, washing machine and fridge freezer. Radiator and Upvc door to rear.

## Bedroom One

11'8 x 9'4 (3.56m x 2.84m)

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

## Bathroom

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

## First Floor Landing

## Bedroom Two

11'10 x 9'5 (3.61m x 2.87m)

Two Upvc double glazed windows to front and side and radiator.

## Bedroom Three

12'8 x 9'10 (3.86m x 3.00m)

Upvc double glazed window to front and radiator.

## Externally

To the front is a double gated driveway providing off street parking and access to the rear of the property, where you will find a single detached garage.

To the rear, along with the garage is an enclosed garden which is mainly laid to patio.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

66 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

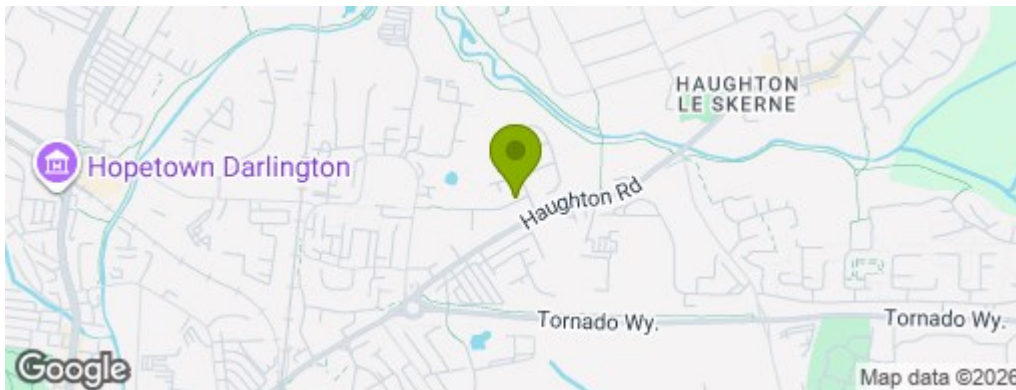
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## Note

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.



While 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

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)