



**Carleton Drive**

Darlington DL3 9QP

**Offers In The Region Of £195,000**





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Carleton Drive

## Darlington DL3 9QP



- Two Bedroom Bungalow
- Gardens to Front and Rear
- Mowden Location Close To Shops

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

- Detached Garage
- Epc Rating C
- No Chain

Nestled in the desirable area of Mowden, Darlington, this charming two-bedroom semi-detached bungalow on Carleton Drive presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a well-proportioned reception room, perfect for relaxation and entertaining, alongside a conservatory that invites natural light and offers a delightful space to enjoy the garden views.

The accommodation is thoughtfully designed, providing ample space for both living and dining. The two bedrooms are generously sized, making them ideal for a small family, guests, or even a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its prime location, situated close to local shops and amenities, making daily errands a breeze. The bungalow is set within a peaceful neighbourhood, offering a tranquil retreat while still being within easy reach of the vibrant town centre.

Externally, the property benefits from well-maintained gardens, a driveway that accommodates parking for two vehicles, and a garage for additional storage or parking needs. The absence of a chain means that this delightful home is ready for immediate occupation, allowing you to settle in without delay.

In summary, this semi-detached bungalow on Carleton Drive is an attractive proposition for anyone looking for a spacious and conveniently located home in Darlington. With its good-sized accommodation, lovely conservatory, and excellent outdoor space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

### Entrance Hall

Upvc double glazed door to side, storage cupboard, access to loft and radiator.

### Lounge

16'10 x 11'6 (5.13m x 3.51m)

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

### Kitchen

11'9 x 9' (3.58m x 2.74m)

Upvc double glazed window to side, wall, base and drawer units, sink unit, four ring gas hob with extractor over and oven. Space for a washing machine and fridge freezer. Radiator and door to rear.

### Bedroom One

12'8 x 11'6 (3.86m x 3.51m)

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

### Bedroom Two

9' x 8'10 (2.74m x 2.69m)

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

### Shower Room

Upvc double glazed obscure window to side, shower cubicle, w.c, wash hand basin and radiator.

### Conservatory

10'2 x 7'10 (3.10m x 2.39m)

Half wall and hall Upvc double glazed with door to side.

### Externally

To the front there is a garden area, with a driveway to provide off street parking and access to the rear garden. Access to detached garage.

To the rear is mainly laid to lawn with patio area. Detached Garage with power and light.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

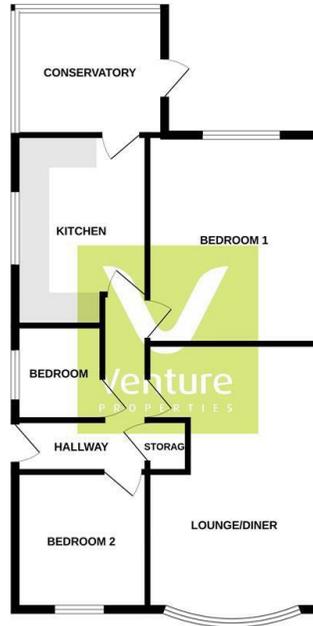
Sky

Virgin

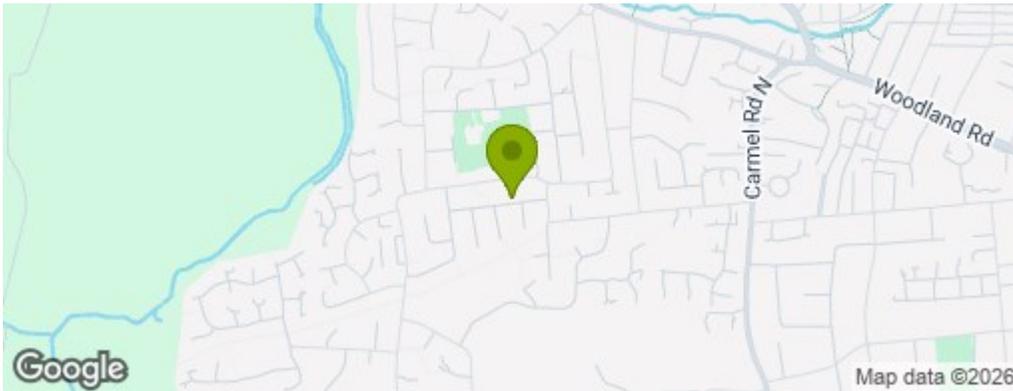
### Note

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.

GROUND FLOOR



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 misstatement. 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 quantity or efficiency can be given.  
Made with Hesign 02025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com