



## The Byway

Darlington DL1 1EQ

Offers Over £113,000





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

# The Byway

Darlington DL1 1EQ



- Two Bedroom Semi Detached Bungalow
- Travel and Transport Links Nearby
- Priced to Sell

- Eastbourne Area of Darlington
- Council Tax Band B
- Viewing Recommended

- Gardens to Front and Rear
- Epc Rating D

The Byway, Darlington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow is thoughtfully designed, ensuring that every inch of space is utilised effectively. The two bedrooms are bright and airy, offering a serene space for rest and rejuvenation.

The property features a well-appointed bathroom, designed with modern fixtures to cater to your daily needs. The bungalow's single-storey layout not only enhances accessibility but also promotes a sense of ease in daily living.

Situated in a desirable location, The Byway offers a tranquil environment while still being within easy reach of local amenities, schools, and transport links. This makes it an excellent choice for those who appreciate the balance of suburban peace and urban convenience.

In summary, this two-bedroom semi-detached bungalow in Darlington presents a wonderful opportunity for anyone looking to settle in a welcoming community. With its charming features and practical layout, it is a property that truly deserves your attention.

## Entrance Hall

Upvc door to front and radiator.

## Lounge

13'9 x 11'11 (4.19m x 3.63m)

Upvc double glazed bay window to front and radiator.

## Kitchen

11'8 x 9'9 (3.56m x 2.97m)

Upvc double glazed window to side, fitted with wall, base and drawer units, four ring gas hob with oven and extractor over. Stainless steel sink with mixer tap and space for a washing machine. Storage cupboard, Upvc door to side and radiator.

## Bedroom One

13'11 x 11 (4.24m x 3.35m)

Upvc double glazed window to rear, original fireplace and radiator.

## Bedroom Two

9'10 x 8'11 (3.00m x 2.72m)

Upvc double glazed window to front and radiator.

## Bathroom

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

## Externally

To the front is an enclosed garden with gated access to rear.

To the rear is mainly laid to lawn with additional decking area.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 678 ft 2 / 63 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

71 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

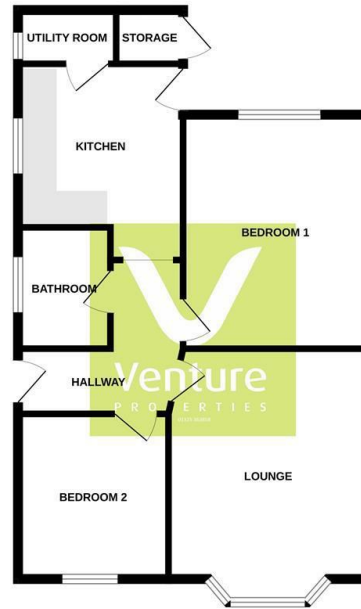
Sky

Virgin

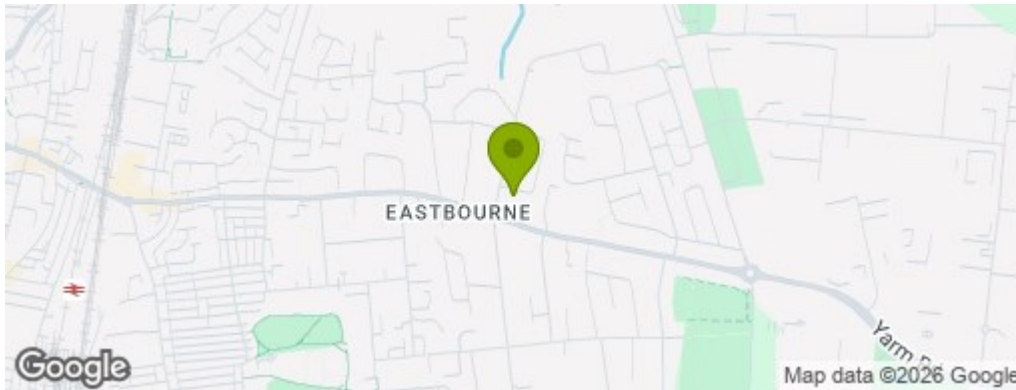
## Note

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, corners and any other items are approximate and the 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.  
Made with Lettoplan ©2025



## Property Information

**01325 363858**

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