Carleton Drive

Darlington DL3 9QP

Offers Over £185,000

Venture
PROPERTIES

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x 2 x 1 x 1

- Two Bedroom Semi Detached Bungalow
- Mowden Location Close to Shops
- No Onward Chain
- Off Street Parking and Garage
- Council Tax Band C
- Deceptively Spacious
- Gardens to Front & Rear
- EPC Rating D

In the desirable Mowden area of Darlington, this charming two-bedroom bungalow on Carleton Drive offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle into a lovely home.

Upon entering, you will find a spacious reception room that provide ample space for relaxation and entertaining. The layout is both practical and inviting, making it ideal for a variety of lifestyles. The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve both rooms.

The bungalow boasts a garage and off-street parking, ensuring that you will never have to worry about finding a space for your vehicle. The gardens to the front and rear of the property are a delightful feature, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Situated close to local shops, this property benefits from easy access to everyday amenities, making it a perfect choice for those who appreciate the convenience of nearby facilities. Whether you are a first-time buyer, looking to downsize, or seeking a comfortable home in a friendly neighbourhood, this bungalow is sure to meet your needs.

In summary, this two-bedroom bungalow on Carleton Drive is a wonderful opportunity to acquire a well-located home with charming features and a welcoming atmosphere. Do not miss the chance to make it your own.

Entrance Hall
Upvc 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, fireplace with inset fire and radiator.

Kitchen
11'9 x 9' (3.58m x 2.74m)
Upvc double glazed window to side and wood framed door to rear, fitted with wall, base and drawer units, stainless steel sink, space for a cooker, washing machine, dishwasher and fridge. Part tiled walls, wall mounted boiler and laminate flooring.

Bedroom One
12'8 x 11'6 (3.86m x 3.51m)
Upvc double glazed window to rear and radiator.

Bedroom Two
9'8 x 10' (2.95m x 3.05m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled bath, w.c and wash hand basin. Part tiled walls, laminate flooring and radiator.

Externally
To the front there is a block paved driveway providing off street parking and access to the rear of the property and detached garage. There is also a lawned garden area.
To the rear is an enclosed garden which is mainly laid to lawn with well established shrubs and hedging.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area No
Flood Risk Very low
Floor Area 656 ft 2 / 61 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
7 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.

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 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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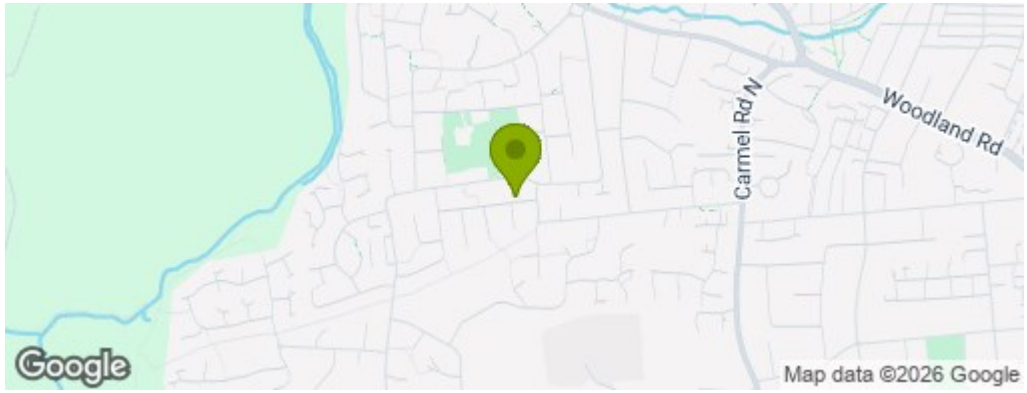

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