Edgecombe Drive

Darlington DL3 9DL

Offers Over £210,000

Venture
PROPERTIES

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.

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x 2 x 1 x 1

- Two Bedroom Bungalow
- Off Street Parking and Garage
- Mowden Area of Darlington
- Council Tax Band C
- Consertvatory
- Epc Rating C

Edgecombe Drive, Darlington, is a delightful semi-detached bungalow that 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 bungalow features a lovely conservatory, which allows natural light to flood the space, creating a bright and airy environment. This versatile area can be used as a sunlit reading nook, a playroom, or even a dining space, depending on your needs.

The property boasts a well-appointed bathroom, ensuring that all essential amenities are readily available. The kitchen is functional and offers ample storage, making it easy to prepare meals and enjoy family gatherings.

With off-street parking and a garage, the outdoor space is equally appealing, providing a manageable garden area that can be tailored to your personal taste, whether you wish to cultivate a flower garden or create a tranquil outdoor retreat.

In summary, this two-bedroom semi-detached bungalow on Edgecombe Drive is a wonderful opportunity for those seeking a comfortable and practical home in a desirable location. With its generous parking options, inviting conservatory, and well-designed living spaces, this property is sure to attract interest. Do not miss the chance to make this charming bungalow your new home.

Entrance Hall
Upvc double glazed, double doors to side and laminate flooring.

Lounge/Diner
17'9 x 11'6 (5.41m x 3.51m)
Wth feature fireplace and inset electric fire, spotlights to ceiling, laminate flooring and radiator. Open plan through into Diner/Garden room.

Garden Room
11'2 x 9'6 (3.40m x 2.90m)
Upvc double glazed room with French doors to rear and glazed roof. Laminate flooring and radiator. There is space for a dining tale and chairs.

Kitchen
11'10 x 8'10 (3.61m x 2.69m)
Upvc double glazed window to rear, fitted with high gloss wall, base and drawer units, with spotlights to plinths and contrasting work surfaces. Integrated four ring gas hob and double oven with extractor over. Sink unit with mixer tap, integrated fridge, freezer and washing machine. Laminate flooring and Door to side.

Bedroom One
9'7 x 12' (2.92m x 3.66m)
Upvc double glazed window to front, fitted wardrobes with sliding doors, laminate flooring and radiator.

Bedroom Two
8'10 x 8'11 (2.69m x 2.72m)
Upvc double glazed window to front, and radiator.

Shower Room
Upvc double glazed window to side, fitted with shower, w.c, wash hand basin and heated towel rail.

Externally
To the front is a block paved driveway with ample room for multiple vehicles. There is also an electric charging port and decorative pebbled garden area. To the rear is a single garage and is split level with both lawn and patio areas.

Council Tax
Band

Tenure
Freehold

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

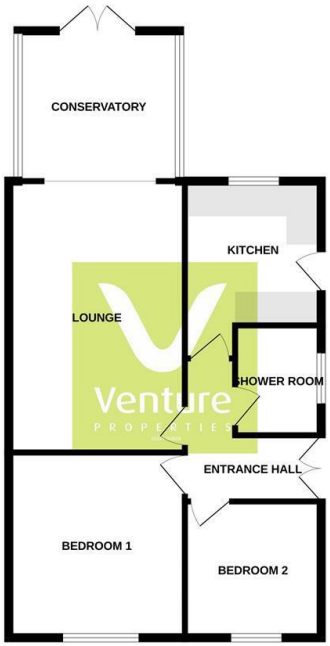
Property Information
Local Authority
Darlington
Council Tax
Band:
C
Annual Price:
£2,008
Conservation Area
No
Flood Risk
No Risk
Floor Area
818 ft 2 / 76 m 2
Plot size
0.06 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky

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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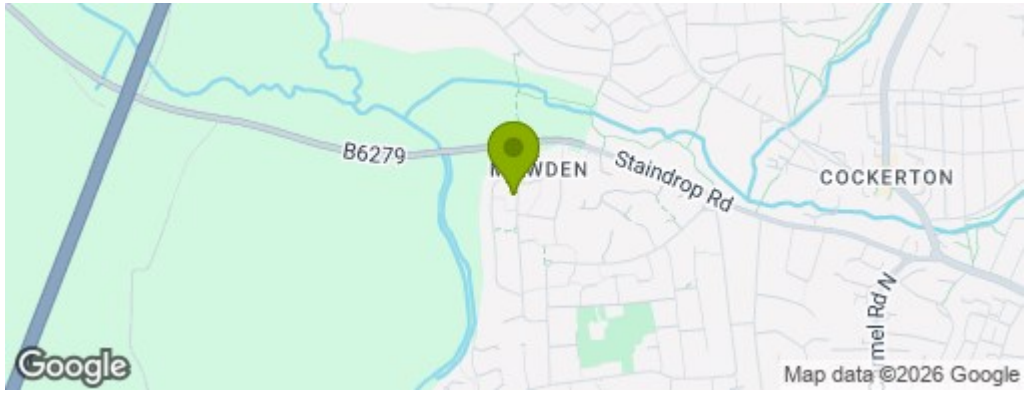

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