



Ann Cordey
ESTATE AGENTS

258 Whinfield Road, Darlington, County Durham, DL1 3EP
Offers In The Region Of £160,000



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Appearances are certainly deceptive, as this TWO BEDROOMED bungalow demonstrates. Offering generous accommodation, and positioned within large gardens to the rear.

The property offers potential for prospective purchasers to improve and add their own stamp, and is warmed by gas central heating and being fully double glazed.

TENURE: FREEHOLD
COUNCIL TAX B

Situated within the heart of the Haughton/Springfield area which has a host of shops and supermarkets on hand, as well as local schools. Having regular bus services and excellent transport links to the A66 and A1M.

The property must be viewed to fully understand the accommodation and the potential it offers, and would make a wonderful home for a host of purchasers.

A brief summary of the property is as follows: large reception hallway, spacious lounge which looks out through sliding doors to the conservatory and the gardens beyond from an elevated position. The kitchen dining area is open plan and of a good size with a utility area and leading through to a wetroom/wc.

Both bedrooms are very generous double bedrooms and over look the front aspect.

Externally the front garden is enclosed with a small wall and has a single gate for access to the property. The driveway is shared and leads down to the rear garden and the single GARAGE.

The garden to the rear is large, and mainly laid to lawn. Enclosed by fencing, an ideal space to allocate for various uses and still have space to spare.

As the property is elevated to the rear, it has a walk in basement/cellar area which provides storage.

RECEPTION HALLWAY

A UPVC door opens into the spacious hallway, with a further door leading through to an inner hall.

INNER HALLWAY

leading to both bedrooms, lounge and kitchen diner.

LOUNGE

22'10" x 10'9" (6.98 x 3.30)

A very pleasant and well proportioned reception room, enjoying views through the conservatory to the rear garden.

CONSERVATORY

9'9" x 8'5" (2.97m x 2.57m)

Aluminum framed with double glazing, enjoying views of the garden from an elevated position and having sliding doors to a balcony area.



DINING AREA

10'11" x 10'6" (3.34 x 3.21)

Easily accommodating a family dining table and being completely open plan to the kitchen.

KITCHEN

13'1" x 10'4" (3.99 x 3.16)

The kitchen area is fitted with a range of oak effect cabinets with complimenting work surfaces and stainless steel sink unit. The integrated appliances include an electric oven, gas hob and dishwasher. The room has a UPVC window to the rear which takes in the views of the rear garden.

UTILITY ROOM

The utility area to the side of the room has a UPVC window to the side and plumbing for an automatic washing machine,

WETROOM/WC

Adapted, wet room style for ease. The room has a Mira electric shower, pedestal handbasin and WC. There are two UPVC windows to the side.

BEDROOM ONE

13'9" x 12'8" (4.20 x 3.87)

A very generous double bedroom, with a UPVC window to the front aspect.

BEDROOM TWO

11'11" x 10'2" (3.65 x 3.12)

A further good sized double bedroom, also having a UPVC window to the front aspect.

EXTERNALLY

The front garden is enclosed by a small, brick built wall and has a single wrought iron gate that opens to lead down to the entrance door. There is a shared driveway to the side of the property which leads down to the hard standing and GARAGE.

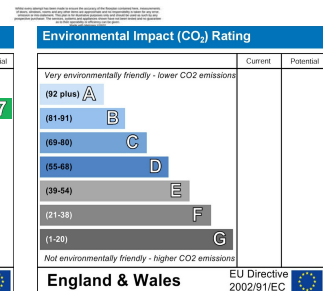
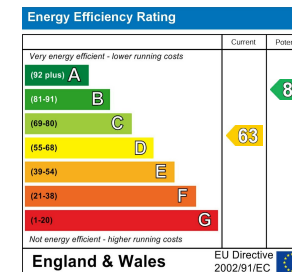
The rear garden itself, is quite large and mainly laid to lawn. A blank canvas in which to develop, attracting a good deal of the sunshine, the area is enclosed by fencing,

The bungalow is elevated and has access to the void beneath the property at the rear, the walk in area provides storage.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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