



2 WATERSIDE, DARLINGTON, DL3 9AF

£300,000

It is with great pleasure that we offer for sale this spacious and well-designed detached family bungalow, boasting three double bedrooms, two reception rooms, a breakfast kitchen with a separate seating area, and three bathrooms.

The bungalow occupies an excellent position within a small development in the prestigious West End of Darlington, offering easy access to Cockerton Village, Darlington Memorial Hospital, and highly regarded local schools.

Warmed by gas central heating and benefiting from double glazing throughout, the accommodation briefly comprises: a welcoming reception hallway; a lounge with double doors leading into the garden room; and a spacious kitchen/diner fitted with a range of units featuring solid wood cabinet fronts and a variety of integrated appliances. The master bedroom includes an en-suite shower room and French doors opening onto the rear garden. There is also a separate family bathroom/WC.

To the first floor, there are two further bedrooms and an additional shower room.

Externally, the property features an open-plan front garden with a gravelled area, established shrubs, and trees. A block-paved driveway provides off-street parking and leads to the integral garage, which benefits from a useful utility area to the rear. The enclosed, south-facing rear garden has been thoughtfully designed for low maintenance, with block paving complemented by an abundance of plants and shrubs, along with multiple seating areas—



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of actual features, areas and any other items are approximate and not responsibility to them 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 here are not intended to be guaranteed as to their operation or efficiency until the green check mark is given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

