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## 16 CLARE AVENUE, DARLINGTON, DL3 8SL

## Offers In The Region Of £299,950

Situated within the prestigious West End of Darlington, and occupying a most pleasing position in this popular street, we have pleasure in offering for sale this Three Bedroomed Detached Bungalow in ready to move into order, boasting spacious living accommodation, delightful gardens and garage.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the accommodation briefly comprises: Reception Hallway, generous sized Lounge overlooking the front aspect, and featuring a fireplace, Kitchen which has a range of units with tiled surrounds and boasts integrated appliances, Utility Cupboard and Rear Passageway allowing access to the garden and the front. There is also a separate dining room and conservatory to the rear.

There are Two Bedrooms, both are doubles, and the Bathroom/wc has been refitted in a wet room style with walk in shower and screen, wc and handbasin.





LOUNGE

16'1 x 16'04 (4.90m x 4.98m)

DINING ROOM,

15'01 x 8'10 (4.60m x 2.69m)

**KITCHEN** 

13'03 x 9'01 (4.04m x 2.77m)

**BED ONE** 

14'04 x 11'10 (4.37m x 3.61m)

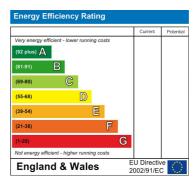
BED TWO

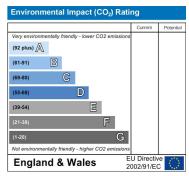
14'05 x 9'05 (4.39m x 2.87m)

BATHROOM

6'07 x 5'05 (2.01m x 1.65m)







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.







