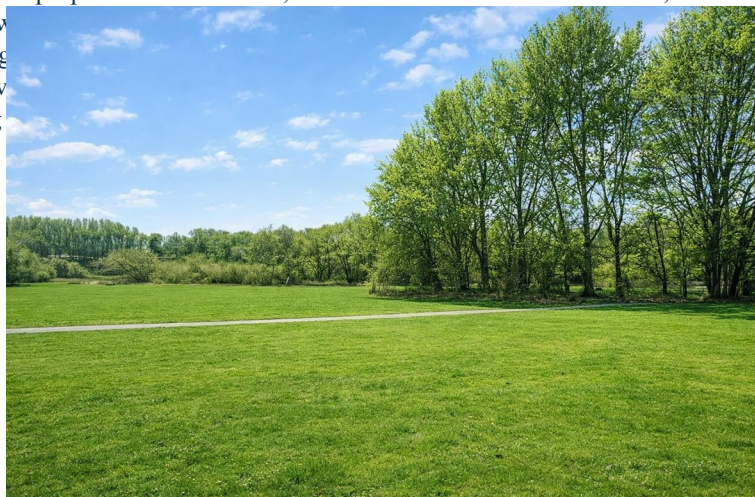


## 123 RIVERSIDE WAY, DARLINGTON, DL1 2TP

### Offers In The Region Of £215,000

Nestled in a truly unique setting on Riverside Way, Darlington, this two-bedroom detached bungalow offers an exceptional opportunity to acquire a home with uninterrupted open views across the river to the front. Occupying a generous, private plot, the property is approached via off-street parking for two vehicles and further benefits from a detached garage with light and power. The attractive frontage is block-paved with a lawned garden, while the impressive rear garden is designed for both practicality and leisure, featuring lawned area and decked seating area.

Internally, the bungalow has been renovated to the highest of standards, combining contemporary design with comfort. The accommodation comprises an inviting entrance hallway leading to two well-proportioned bedrooms, both fitted with modern wardrobes, and





LOUNGE  
21'02 x 11'01 (6.45m x 3.38m )

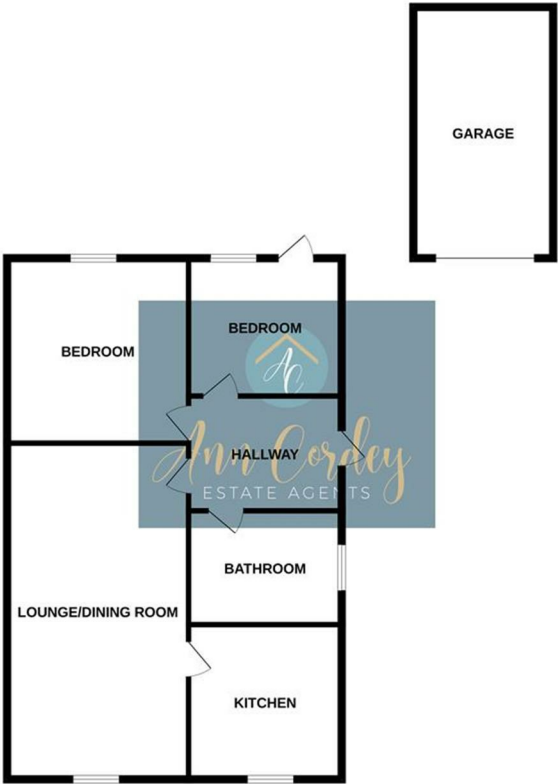
KITCHEN  
10'07 x 8'06 (3.23m x 2.59m )

BATHROOM  
8'6 x 6'5 (2.59m x 1.96m )

BEDROOM TWO  
11'01 x 8'02 (3.38m x 2.49m)

BEDROOM ONE  
13'09 x 11'05 (4.19m x 3.48m )

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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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.

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

