



15 Carleton Grove, Darlington, County Durham, DL3 9QY

Situated on the popular Mowden development within Darlington's West End, we have great pleasure in offering for sale this well maintained Two Bedroomed Semi-Detached Bungalow situated within a cul de sac position, boasting easily maintained gardens, ample parking, two double bedrooms and detached garage.

Warmed by Gas Central Heating, and with the benefit of Double Glazing, the spacious accommodation briefly comprises of: Reception Hallway with picture rail and coving to the ceiling, the well proportioned Lounge has a bay window overlooking the front aspect and feature stone fireplace with gas fire, the Kitchen/Diner is to the rear of the property having a window over looking the rear garden, and has been refitted with a range of wall, floor and drawer units in wood effect with work preparation surfaces, electric cooker and washing machine, there is a stainless steel sink unit with mixer tap, in addition there is a floor standing boiler which is serviced yearly.

The Master Bedroom is of a good size and also over looks the rear aspect and has the benefit of fitted wardrobes, Bedroom two overlooks the front aspect and again, ample storage is provided with fitted wardrobes and there is also a television point. The Shower Room has been refitted with a white suite that comprises of a corner shower cubicle with Mira electric shower, wc and hand basin and there is a chrome heated shower rail and attractive tiled surrounds.

Externally the easy maintained gardens to the front have a graveled display area and there is a block paved drive allowing for parking for several vehicles, in addition the property boasts a detached brick built garage with up and over door and a personal door leading to the rear gardens. The rear gardens themselves are enclosed by fencing and again easy maintained with paved pathways and gravel display.

ENTRANCE VESTIBULE

LOUNGE

11'06 x 17'02 (3.51m x 5.23m)

Generously sized room with double glazed bay window to the front aspect, stone feature fireplace with gas fire.

KITCHEN/DINER

9'08 x 11'01 (2.95m x 3.38m)

Double glazed window to the rear aspect, range of wood effect wall, floor and drawer units, stainless steel sink unit with mixer tap, electric cooker, washing machine and floor standing boiler.

BEDROOM 1

13'02 x 11'06 (4.01m x 3.51m)

Double glazed window to the rear aspect and fitted wardrobes.

BEDROOM 2

9'01 x 9'03 (2.77m x 2.82m)

Double glazed window to the front aspect, fitted wardrobes and television point.

SHOWER ROOM

Refitted with a white suite that comprises of a corner shower cubicle with Mira electric shower, wc and hand basin and there is a chrome heated shower rail and attractive tiled surrounds.

EXTERNALLY

The easy maintained gardens to the front have a gravelled display area and there is a block paved drive allowing for parking for several vehicles, in addition the property boasts a detached brick built garage with up and over door and a personal door leading to the rear gardens.



The rear gardens themselves are enclosed by fencing and again easy maintained with paved pathways and gravel display.



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Approximate Gross Internal Area
59.7 sq m / 643 sq ft

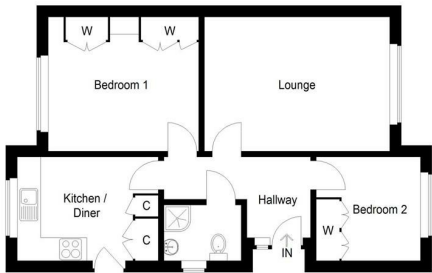


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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