



15 WEST VIEW, DARLINGTON, DL3 8BP

£375,000

Situated within a delightful cul-de-sac just off Tees Grange Avenue, in one of the area's most sought-after residential locations, this impressive three-bedroom detached bungalow offers spacious and versatile accommodation, ideally suited to a variety of buyers. The property is perfectly positioned for access to highly regarded local schooling and excellent amenities.

Beautifully maintained throughout and warmed by gas central heating, the home also benefits from double glazing and a security alarm system. Internally, the accommodation is both spacious and well planned, briefly comprising: a welcoming entrance hallway leading through to a reception hallway, a generous lounge enjoying a pleasant front aspect, and an attractive archway opening into the dining room. French doors from the dining area provide access to the rear garden, whilst the dining room flows seamlessly into the refitted kitchen, which is fitted with a comprehensive range of units and integrated appliances.

There are three well-proportioned bedrooms, all offering excellent space and flexibility. The stylishly refitted family bathroom/WC is finished with a contemporary white suite and features both a corner bath and separate walk-in shower cubicle.

Externally, the property occupies an enviable plot with open-plan lawned gardens to the front, complemented by mature planted borders. A driveway provides off-street parking and leads to the integral garage, which also benefits from a personal access door from the side passage. To the rear is a particularly generous enclosed garden, thoughtfully designed with layered seating areas and enjoying an open aspect beyond, creating an ideal space for relaxing and entertaining alike.



ENTRANCE HALL

5'10 x 5'09 (1.78m x 1.75m)

BEDROOM ONE

12'08 x 11'01 (3.86m x 3.38m)

HALLWAY

16'05 x 10'10 (5.00m x 3.30m)

BEDROOM

11'03 x 9'01 (3.43m x 2.77m)

BEDROOM

11'05 x 9'05 (3.48m x 2.87m)

BATHROOM

8'10 x 8'11 (2.69m x 2.72m)

LOUNGE

15'11 x 14'02 (4.85m x 4.32m)

DINING ROOM

11'05 x 9'11 (3.48m x 3.02m)

KITCHEN

11'10 x 10'09 (3.61m x 3.28m)

GARAGE

16'00 x 9'01 (4.88m x 2.77m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 10/20

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 ₂) 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.

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