



## 30 DEVONSHIRE ROAD, DARLINGTON, DL1 2LE

### Offers In The Region Of £185,000

We are pleased to market this well-presented and extended two-bedroom semi-detached bungalow, located on this highly sought-after development just off Haughton Road. The property is conveniently situated close to local shops, amenities and transport links, with easy access to both the A1(M) and A66.

Properties of this type and location are in strong demand and early viewing is recommended to fully appreciate the spacious yet manageable accommodation on offer.

The kitchen and bathroom have been refurbished to a high standard, with the bathroom now featuring a modern double walk-in shower. To the rear, a conservatory provides additional versatile living space.

The bungalow occupies a favourable corner plot and offers excellent kerb appeal. Externally, the gardens have been designed for low-maintenance living, with the rear garden block paved and incorporating a useful garden shed. To the front and side of the property there is off-street parking for up to three vehicles, along with a driveway and garage. Additional benefits include uPVC double glazing and gas central heating.

The accommodation briefly comprises: entrance vestibule, a well-proportioned front lounge ideal for entertaining, leading through to an open-plan kitchen/diner fitted with a range of modern wall and base units with laminate work surfaces, sink with mixer tap, gas hob, extractor hood and electric oven. There is ample natural light and space for a dining table and chairs.





LOUNGE  
12'5" x 13'6" (3.81m x 4.14m)

KITCHEN/DINER  
17'1" x 13'8" (5.21m x 4.19m)

BEDROOM ONE  
9'3" x 11'8" (2.84m x 3.58m)


CONSERVATORY  
8'2" x 9'1" (2.51m x 2.77m)

BEDROOM TWO  
11'8" x 8'0" (3.58m x 2.46m)

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 misstatement. This plan is for illustrative purposes only and should be used as a guide only. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	
(1-20) <b>G</b>		
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

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