



Ann Cordey
ESTATE AGENTS

123 Riverside Way, Darlington, DL1 2TP
Offers In The Region Of £215,000



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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 a luxurious bathroom/WC with a high-quality white suite, walk-in shower, bath, and stylish tiling. The heart of the home is the spacious open-plan lounge/dining area, complemented by picture windows framing the open aspect views. The re-fitted kitchen, with a range of Units and contrasting worktops, continues the modern finish and also enjoys views over the river. A rare offering in a sought-after location, this bungalow is sure to appeal to a wide range of buyers seeking space, privacy, and a setting that is truly one of a kind.

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)

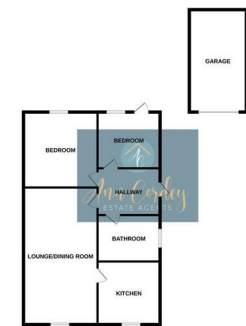
BEDROOM ONE

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





GROUND FLOOR



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		72	79
		EU Directive 2002/91/EC	

Energy Performance Certificate (EPC) information for this property. The EPC is a document that shows how energy efficient a property is. It is a legal requirement to have an EPC for any property that is being sold or rented. The EPC is based on a range of factors, including the type of property, the size of the property, the type of heating system, and the type of insulation. The EPC is graded from A (most energy efficient) to G (least energy efficient). The EPC is valid for 10 years.

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.

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.



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