



## 4 BEACON HILL BUNGALOWS, DARLINGTON, DL1 3JS

### Offers In The Region Of £275,000

Charming Three-Bedroom Semi-Detached Bungalow with Stunning Countryside Views – Beacon Hill Bungalows, Sadberge

Nestled in the sought-after location of Beacon Hill, Sadberge, this delightful three-bedroom semi-detached bungalow offers breathtaking countryside views to the rear and an abundance of off-street parking to the front, including an integral garage.

Internally, the home is thoughtfully laid out for both comfort and practicality. A welcoming lounge to the front provides a cozy living space, while the modern re-fitted kitchen to the rear flows seamlessly into the garden room, where you can fully appreciate the stunning panoramic views. The other side of the bungalow accommodates three well-proportioned bedrooms, with the master bedroom also benefitting from the





LOUNGE  
14'04 x 12'10 (4.37m x 3.91m )

KITCHEN  
16'07 x 13'05 (5.05m x 4.09m )

GARDEN ROOM  
14'01 x 8'8 (4.29m x 2.64m )

BED 1  
12'10 x 11'10 (3.91m x 3.61m)

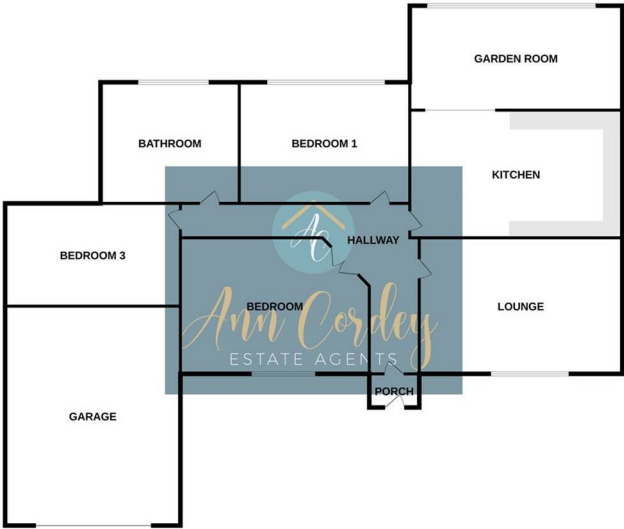
BED 2  
11'07 x 9'06 (3.53m x 2.90m)

BED 3  
9'03 x 7'09 (2.82m x 2.36m)

BATHROOM  
14'03 x 10'02 (4.34m x 3.10m)

GARAGE  
19'05 x 9'10 (5.92m x 3.00m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only, and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of writing.

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

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.

