



Ann Cordey
ESTATE AGENTS

41 Merrybent, Merrybent, Darlington, DL2 2LF
Offers In The Region Of £275,000



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Occupying a generous plot in the highly sought-after village of Merrybent, this two-bedroom detached bungalow is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.

Set back from the road, the property enjoys a large frontage providing ample off-street parking, while to the rear there is a detached garage and a substantial mature garden offering a high degree of privacy and plenty of space to enjoy.

Internally, the accommodation briefly comprises a welcoming entrance hallway, a spacious lounge/diner ideal for everyday living and entertaining, a kitchen overlooking the rear garden, two well-proportioned double bedrooms and a bathroom.

Externally, the bungalow continues to impress with established gardens to both the front and rear. The generous rear garden is a particular feature of the property, offering excellent potential for keen gardeners, families or those simply looking to enjoy outdoor living, with the added benefit of the detached garage providing useful storage or secure parking.

Merrybent remains one of Darlington's most desirable villages, renowned for its larger plots, semi-rural setting and excellent transport links, offering convenient access to Darlington town centre, the A1(M) and surrounding villages.

Properties in this location are always in demand, and with the combination of a detached bungalow, generous gardens, detached garage and the opportunity to update to individual requirements, we anticipate a high level of interest.

LOUNGE

22'05 x 14'07 (6.83m x 4.45m)

KITCHEN

11'09 x 10'03 (3.58m x 3.12m)

BEDROOM

10'01 x 9'01 (3.07m x 2.77m)

BEDROOM

12'2 x 11'01 (3.71m x 3.38m)

BATHROOM

8'00 x 6'4 (2.44m x 1.93m)





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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