



## 20 GARTHORNE AVENUE, DARLINGTON, DL3 9XL

**£195,000**

Situated in a popular West End location, and available with immediate vacant possession, a Two Bedrommed Semi-Detached Bungalow.

Warmed by Gas Central Heating and with Double Glazing the accommodation briefly comprises: Reception Hallway, Lounge with attractive fire surround with gas fire, fitted Kitchen, Two Bedrooms and Bathroom/wc, which is fitted with a wet room and electric shower.

Externally, the block paved driveway leads to the GARAGE, and the gardens to the front have been designed for ease with flagged display area and borders, and the rear garden, which has again been designed for ease and maintenance, has a flagged area with borders.



**KITCHEN**  
12'04 x 8'09 (3.76m x 2.67m )

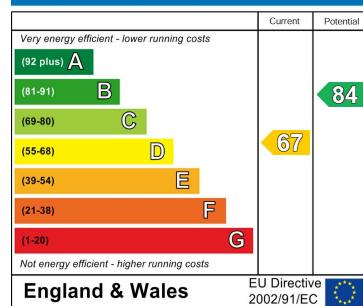
**BEDROOM**  
12'11 x 9'00 (3.94m x 2.74m )

**BEDROOM**  
9'2 x 8'11 (2.79m x 2.72m )

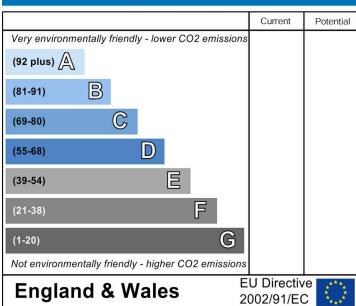
**BATHROOM**  
6'5 x 5'07 (1.96m x 1.70m )

**LOUNGE**  
18'00 x 11'11 (5.49m x 3.63m )

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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 mis-statement. It is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

**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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