



Brought to the market with NO ONWARD CHAIN is this well maintained two bedroom semi detached property located in the popular Eastbourne area of Darlington. It lies within close proximity of local amenities including local shops, schooling, walking distance to the town centre and has good transport links to the A66 and A1(M).

The property benefits from gas central heating, uPVC double glazing, OFF STREET PARKING and GARAGE. In our opinion this home will appeal to a variety of buyers including first time buyers, small families or as an investment opportunity.

In brief the accommodation comprises of an entrance hallway with under stairs cupboard, lounge situated to the front of the property with bay window and feature fireplace. The kitchen is well equipped with base and wall units and door leading to the rear garden. There is a separate dining room perfect for entertaining family and friends, also with bay window and feature fireplace. Accessing to the first floor there are two double bedrooms, both with fitted wardrobes. The bathroom is well equipped with three piece suite including bath with overhead shower, wash hand basin and w.c.

#### EXTERNALLY

There is a driveway allowing for off street parking, detached garage and gate allowing side access to the rear garden which is mainly paved.

**Widgeon Road, Darlington, DL1 1BJ**  
**2 Bed - House - Semi-Detached**  
**Offers In The Region Of £110,000**

**ROBINSONS**  
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Widgeon Road, Darlington, DL1 1BJ

**ENTRANCE HALLWAY**

**LOUNGE**

11'11x11'5 (3.63mx3.48m)

**DINING ROOM**

13'9x11'11 (4.19mx3.63m)

**KITCHEN**

11'5x5'10 (3.48mx1.78m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'8x11'5 (3.86mx3.48m)

**BEDROOM TWO**

11'6x9'10 (3.51mx3.00m)

**BATHROOM/W.C.**

**REAR GARDEN**

**FRONT ELEVATION**



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