



**\*\* LARGE SCALE BUNGALOW \*\* \*\* SIZEABLE CORNER PLOT \*\* \*\* VIEWINGS HIGHLY RECOMMENDED \*\*  
**\*\* GENEROUS DRIVEWAY and DOUBLE DETACHED GARAGE \*\* \*\* FITTED ALARM \*\*****

A rare opportunity in today's market to acquire this impressive and well appointed three bedroom detached bungalow with detached garage superbly positioned in this popular part of Darlington. It lies within easy reach of both the town centre and transport links to the A1(M) and A66.

It will appeal to a variety of buyers with viewings highly recommended at your earliest convenience to avoid disappointment but, also to appreciate what this home has to offer both inside and out.

In brief the accommodation comprises of a light and airy hallway giving a good first impression with hatch and fitted ladder allowing access to a generous loft which is part boarded and has lighting along with a window to the side elevation. The lounge is to the front of the bungalow with a traditional fireplace and attractive wall lights. A separate kitchen/diner ideal for entertaining with an excellent range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, integrated fridge, electric hob and single oven. Off the kitchen is a useful utility room with further units, laminate work surfaces, stainless steel sink unit with mixer tap, Worcester combi boiler and plumbing for both a washing machine and dishwasher.

**The Broadway, Darlington, DL1 1EJ**

**3 Bed - Bungalow - Detached**

**Offers In The Region Of £280,000**

**EPC Rating: D**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS

# The Broadway, Darlington, DL1 1EJ



A cloaks/w.c. and three well dressed bedrooms all in good decorative order having been extremely well cared for, two with fitted wardrobes and a bathroom with four piece suite comprising of a panelled bath, separate shower cubicle, wash hand basin, w.c., fully tiled walls and flooring.

Externally the bungalow commands an excellent site and is nicely set back within its own grounds with well tended gardens to the front, side and rear. The front is laid to lawn along with a hard surface driveway allowing parking for multiple vehicles leading to the double detached garage with roller door, lighting, power and external water tap. There is a small gravelled garden to the rear leading round to a further garden to the side once again having been laid to lawn which has huge potential and is an excellent place to relax during those warmer months. There is also a Concrete store shed 17'6" x 8 (guide size only)

Please Note: Council Tax Band D. Freehold basis  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

## ENTRANCE HALL

## LOUNGE

18'3" x 12'0" (5.58m x 3.67m)

## KITCHEN/DINER

12'3" x 17'1" (3.74m x 5.22m)

## UTILITY ROOM

10'10" x 6'9" (3.32m x 2.07m)

## CLOAKS/W.C.

## BEDROOM

11'8" x 11'8" (3.57m x 3.58m)

## BEDROOM

11'9" x 8'5" (3.59m x 2.59m)

## BEDROOM

13'10" x 8'10" (4.22m x 2.71m)

## BATHROOM/W.C.

8'4" x 8'8" (2.55m x 2.66m)

## FRONT EXTERNAL

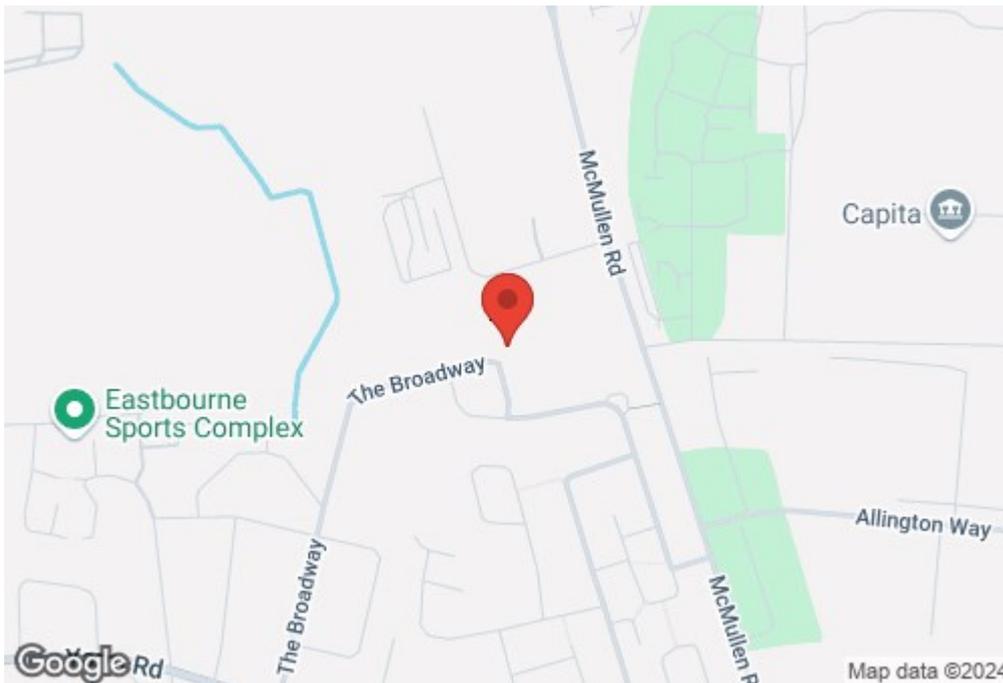
## GARAGE

16'4" x 24'7" (4.99m x 7.50m)

## GARDENS



The Broadway, Darlington, DL1 1EJ



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## The Broadway

Approximate Gross Internal Area  
1647 sq ft - 153 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>80</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>62</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

