

**** LOVELY CUL-DE-SAC *** POPULAR HARROWGATE HILL LOCATION ****
**** CLOSE TO LOCAL SHOPS AND AMENITIES *** CONSERVATORY EXTENSION ****
**** SOUTH FACING GARDEN ****

Superbly positioned on this quiet cul-de-sac viewings come strongly recommended to appreciate this well appointed and extended two bedroom semi detached bungalow.

The conservatory extension provides useful, additional living accommodation, leading onto a south facing rear garden which is not directly overlooked giving a sense of privacy which is so often sought but not often found.

There is ample off street parking to the left-hand side of the bungalow whilst internally, it provides spaces yet manageable accommodation which will suit the needs of a variety of buyers. Benefitting from both uPVC Triple and Double Glazing and gas central heating via a Worcester boiler which was refitted in 2021.

Council tax band: B and EPC rating: TBC

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

Colorado Grove, Darlington, DL1 2YW
2 Bedroom - Bungalow - Semi Detached
Offers Over £165,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: B

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In brief, the accommodation comprises:

Entrance vestibule, good size lounge overlooking the front garden via the triple glazed window. Fitted kitchen providing a range of wall and base units with laminate work services, incorporating a stainless steel sink unit, gas hob, electric oven, cooker hood, space for a fridge/freezer and plumbing for a washing machine.

Off the kitchen is the sizeable conservatory extension enjoying central heating and power. Inner hall with linen cupboard and hatch with fitted ladder, allowing access to a loft which houses the boiler.

Two well-dressed bedrooms, a good size double with fitted sliding wardrobes and spacious single to the front, also with a triple glazed window. To complete the accommodation is it well-equipped bathroom with panelled bath, overhead shower, wash, hand basin and WC.

EXTERNALLY

The bungalow enjoys a lovely position on this development with an open lawn garden to the front and generous driveway allowing parking for multiple vehicles including gated access to the side and rear for further secure parking. The rear garden has the favourable southerly aspect perfect for those warmer months. It is considered relatively low maintenance having been paved along with flowering borders and with a greenhouse.

ENTRANCE VESTIBULE

LOUNGE

10'6" x 17'6" (3.21 x 5.35)

KITCHEN

7'8" x 9'9" (2.35 x 2.99)

CONSERVATORY EXTENSION

18'0" x 7'7" (5.5 x 2.33)

INNER HALLWAY

BEDROOM

8'7" x 9'10" (2.63 x 3.02)

BEDROOM

7'10" x 8'11" (2.39 x 2.74)

BATHROOM/W.C

REAR GARDEN

FRONT ELEVATION



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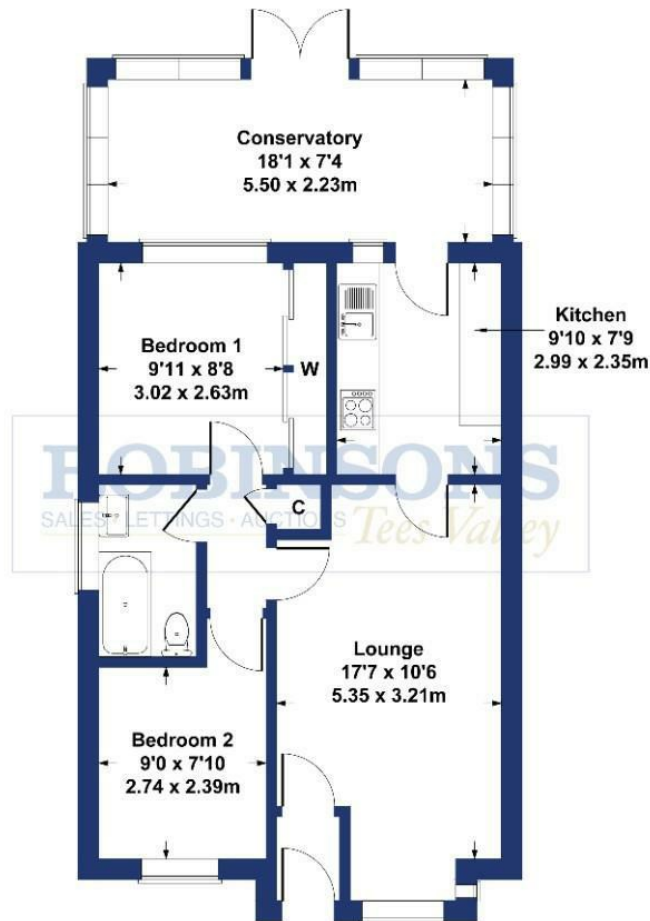


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

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Colorado Grove

Approximate Gross Internal Area
700 sq ft - 65 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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

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