



**** PRICED TO SELL ****
**** FABULOUS RURAL VILLAGE ** ** SUMPTUOUS INTERIOR DESIGN ****
**** LUXURY BUNGALOW ****

We anticipate demand to be high for this 'show home' standard two bedroom bungalow superbly positioned on this exclusive modern development and still within its 10 year NHBC warranty. Low Coniscliffe is a highly sought-after village to the West of Darlington, where one can walk for miles and enjoy scenic beauty along the river, yet still be within an easy reach of Darlington town centre, A1(M) and A66.

It provides delightful spacious, yet manageable accommodation, which has been improved from its' original specification by the present owner with viewings highly recommended at your earliest opportunity to appreciate the quality but, also to avoid disappointment.

Please Note: Council tax band B. Freehold basis. EPC Band B
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

Ash Lane, Low
Coniscliffe, Darlington, DL2 2NY
2 Bed - Bungalow
£240,000
EPC Rating: B
Council Tax Band: B



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Ash Lane, Low Coniscliffe, Darlington, DL2 2NY



The accommodation comprises:

Entrance vestibule, through to a light and airy hallway giving a fabulous first impression with cupboard housing the Combi boiler. Excellent sized lounge to the rear of the accommodation overlooking the garden with French doors opening to a nice patio area, perfect for alfresco dining. Kitchen diner to the front with a stunning kitchen, providing a modern range of wall and base unit with laminate work surfaces, incorporating a stainless steel sink unit, gas hob, chimney style cooker hood, single oven, space for fridge freezer and plumbing for a washing machine. Two good size bedrooms and a stunning shower room with a double shower cubicle installed by the present owner, vanity wash hand basin, w.c. and chrome towel radiator.



EXTERNALLY

This bungalow enjoys a fantastic plot with only pedestrian access to the front of the bungalows. To the rear is resident parking featuring two allocated parking spaces. The garden is a pleasant place to relax and unwind during those warmer months, considered low maintenance enjoying artificial lawn, patio area and larger than average garden shed.

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

HALLWAY

KITCHEN/DINER

15'5" x 7'6" (4.70m x 2.29m)

LOUNGE

13'5x11'7 (4.09mx3.53m)

BEDROOM

11'3x9'11 (3.43mx3.02m)

BEDROOM TWO

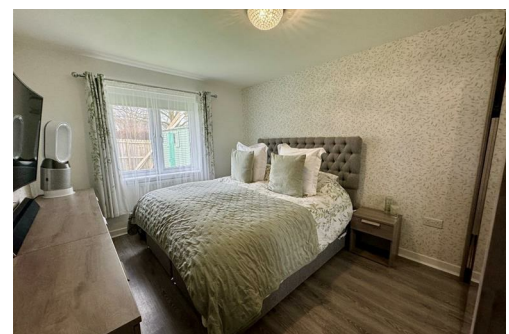
13'5" x 10'0" (4.09m x 3.05m)

SHOWER ROOM/W.C

7'2" x 6'3" (2.19 x 1.92)

FRONT ELEVATION

REAR GARDEN

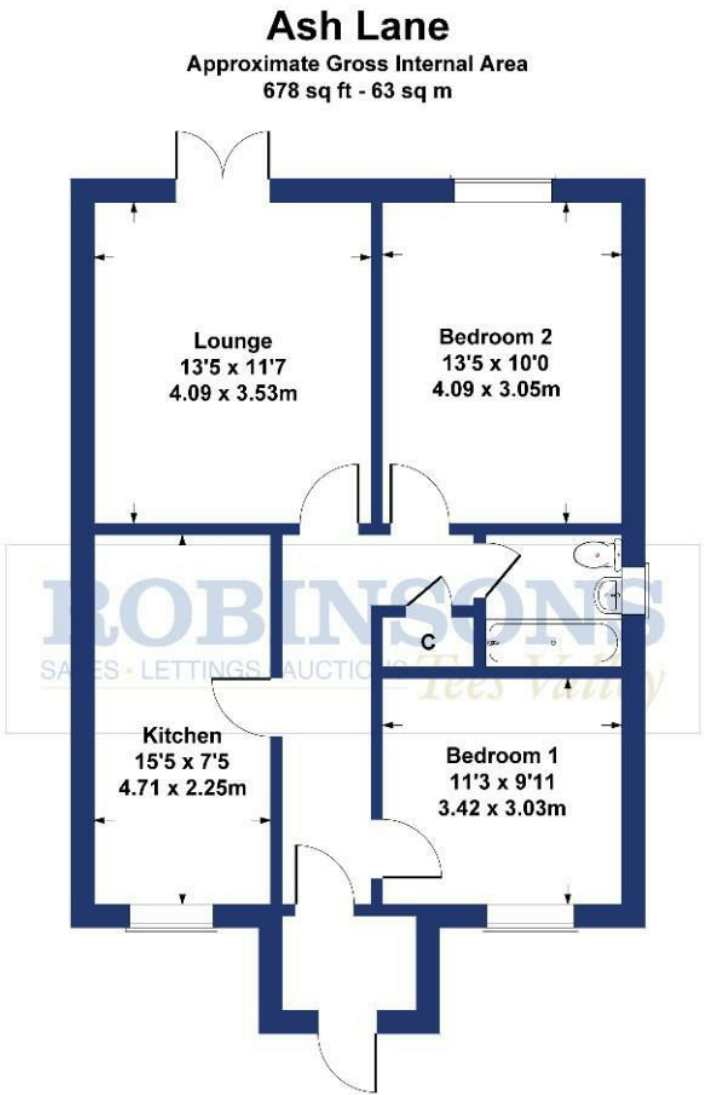


Ash Lane, Low Coniscliffe, Darlington, DL2 2NY



www.smith-and-friends.co.uk

Ash Lane, Low Coniscliffe, Darlington, DL2 2NY



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. 2024

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) A		96
(81-91) B	82	
(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	

7 Duke Street, Darlington, Co. Durham, DL3 7RX
01325 484440
darlington@smith-and-friends.co.uk

