



\*\* IMPRESSIVE SEMI DETACHED BUNGALOW \*\* \*\* TWO GOOD SIZED BEDROOMS \*\*  
\*\* SUBSTANTIAL CORNER PLOT \*\* \*\* GENEROUS DRIVEWAY AND GARAGE \*\*  
\*\* SOUTH FACING REAR GARDEN \*\*

This is a fine example of a beautifully presented bungalow which stands on a double plot size commanding a substantial corner plot with huge potential. There are options for an extension to the bungalow (subject to the relevant consent) but not on the land as there is a service pipe running under the garden.

We have no hesitation in recommending a thorough viewing both inside and out to appreciate the spacious, yet manageable, accommodation which has been so well cared for maintained. The stunning gardens to front, side and rear are perfect for those warmer months. There is uPVC double glazing throughout, gas central heating via a combi boiler, an alarm system and the bungalow is brought to the market with NO ONWARD CHAIN.

In brief the accommodation comprises of a useful entrance vestibule, excellent sized lounge overlooking the front enjoying a modern electric fire and bay window with charming window seat. The lounge allows access to the inner hallway and kitchen with the kitchen providing a good range of wall and base units with marble effect work surfaces incorporating a sink unit with mixer tap, electric cooker point, plumbing for an automatic washing machine and access through to a stunning garden room extension which is considered extremely versatile and could be used for formal dining or as a sitting room. It is fully uPVC double glazed with power and a central heating radiator.

**Baltimore Way, Darlington, DL1 2RE**  
**2 Bed - Bungalow**  
**Offers Over £170,000**

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The inner hallway has a useful storage cupboard and hatch with fitted ladder allowing access to the loft with lighting and power and houses the refitted combi boiler. There are two well dressed bedrooms, both in excellent decorative order, the second having a built in wardrobe. Completing the accommodation is a bathroom with white suite comprising panelled bath with shower attachment, vanity wash hand basin, w.c. and attractive fully tiled walls.

Externally there are beautifully established gardens with a large plot to the side of the bungalow which will certainly not fail to impress, perfect for a keen gardener. The hard surface driveway allows parking for multiple vehicles to the left hand side of the bungalow leading to the garage with an up and over door, lighting and power. From the garage is a side door leading to the garden. It is predominantly laid to lawn with borders and sufficient fencing for security and the rear garden has a favourable Southerly aspect thus gaining the majority of the Summer sun and has been paved for easy maintenance.

#### ENTRANCE VESTIBULE



#### LOUNGE

17'6x10'5 max (5.33mx3.18m max)



#### KITCHEN

#### GARDEN ROOM

15'4x9'1 (4.67mx2.77m)

#### INNER HALLWAY

#### BEDROOM

10'5x9'6 (3.18mx2.90m)

#### BEDROOM

7'8x8'9 (2.34mx2.67m )

plus 2'6x2'8



#### BATHROOM/W.C.



#### FRONT EXTERNAL

#### GARDENS

#### GARAGE

8'8x17'8 (2.64mx5.38m)



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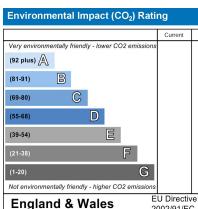
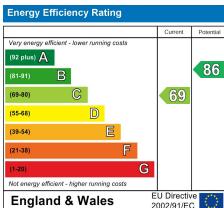
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Strategic Marketing Plan

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Energy Efficiency Rating



Baltimore Way  
Approximate Gross Internal Area  
905 sq ft - 84 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. 2021

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