



**** 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)



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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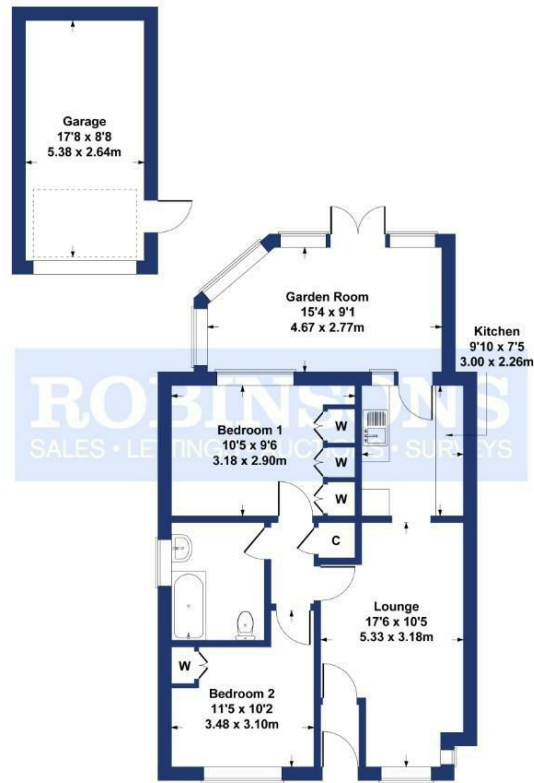
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			69
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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