



**\*\* VIRTUAL TOUR AVAILABLE \*\***

**\*\* SPACIOUS TWO BED BUNGALOW \*\* \*\* GENEROUS KITCHEN/DINER \*\* \*\* GARDEN ROOM \*\***  
**\*\* LARGE REAR GARDEN \*\* \*\* OFF STREET PARKING FOR SEVERAL CARS \*\* \*\* SOLAR PANELS \*\***  
**\*\* CLOSE TO LOCAL AMENITIES and GOOD TRANSPORT LINKS \*\***

We have pleasure in bringing this beautifully presented two bed bungalow to the market. Located in the ever popular Whinfield area of Darlington. The property which sits on a deceptively large plot benefits from having gas central heating, solar panels and uPVC double glazing.

The property lies close to local amenities, schooling and supermarket and is only a short drive to the town centre. Good transport links to the A66, A1(M) and train station are also within easy reach.

In our opinion the property would suit a variety of purchasers and must be viewed to be fully appreciated. Early viewing are highly recommended.

Please Note: Council tax band B. Freehold basis. EPC Band C.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Whinfield Road, Darlington, DL1 3EP**

**2 Bedroom - Bungalow - Semi Detached**

**Offers In The Region Of £165,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS *Tees Valley*



## Whinfield Road, Darlington, DL1 3EP

A porch leads into a welcoming light and airy hallway. The spacious lounge to the front features a gas fire and surround. A good sized dual aspect kitchen/diner to the rear comprises of a range of wall and base units with laminate worktops and integrated appliances including electric oven, gas hob and extractor. Additionally there is space for a washing machine. A lobby off the kitchen has ample space for a fridge freezer and benefits from having fitted storage housing the combination boiler. The light and bright garden room is accessed via sliding doors from the kitchen benefitting from French doors leading into the garden. There are two good sized bedrooms, the generously proportioned master bedroom to the front benefits from having fitted wardrobes and a second well proportioned double bedroom is situated to the rear. The well appointed bathroom comprises of a shower cubicle, bath, wash hand basin and w.c.

To the front of the property there is a small easily maintained garden. A side gate and separate lane lead to the garden where there is off street parking for several vehicles. The generously sized rear garden which benefits from having side gated access features a split level Indian stone patio, borders with well established shrubs and artificial lawn making it an ideal space to relax on the warmer months.

### PORCH

### ENTRANCE HALLWAY

### LOUNGE

14'3x13' (4.34mx3.96m)

### GARDEN ROOM

9'3x9'6 (2.82mx2.90m)

### REAR LOBBY

5'5x4'6 (1.65mx1.37m)

### KITCHEN/DINER

12'x14'2 (3.66mx4.32m)

### BEDROOM

13'x9'9 (3.96mx2.97m)

### BEDROOM

11'9x7'2 (3.58mx2.18m)

### BATHROOM/W.C.

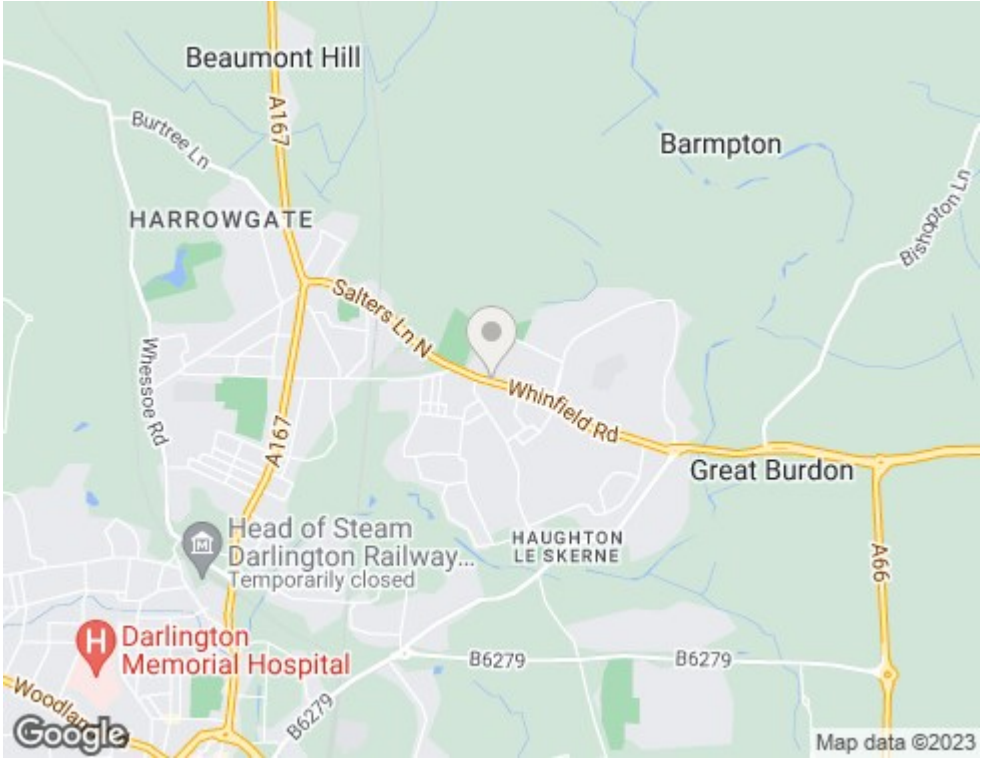
6'1x9'3 (1.85mx2.82m)

### FRONT EXTERNAL

### REAR GARDEN



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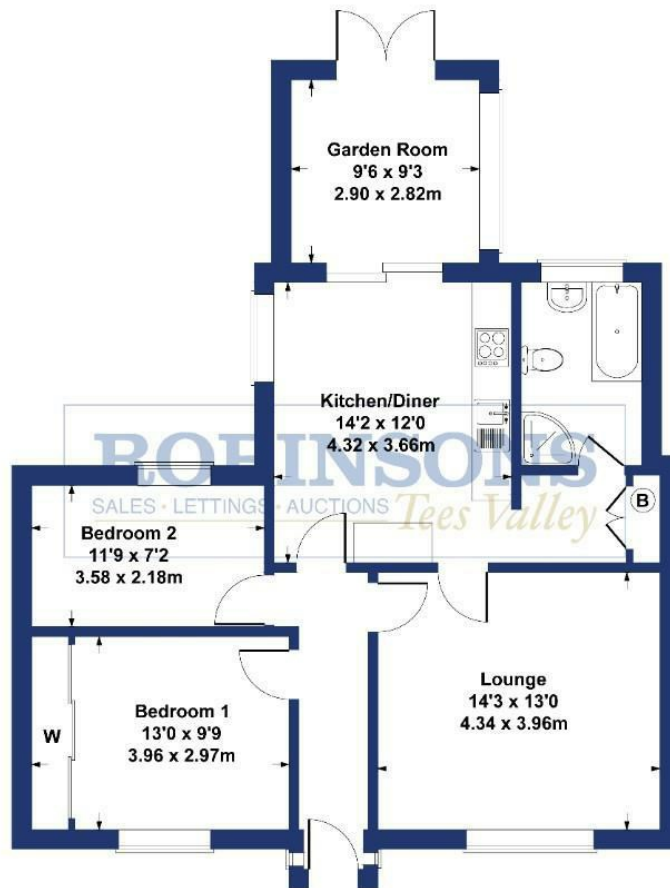


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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 to these services.



# Whinfield Road

Approximate Gross Internal Area  
846 sq ft - 78sq 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		89
(81-91) B		
(69-80) C	78	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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