

Abbey Road, Sadberge, Darlington, DL2 1SS
2 Bed - Bungalow - Dormer Semi Detached
£199,950

Council Tax Band: D
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Abbey Road, Sadberge, DL2 1SS

*** NO CHAIN SALE ***
*** AMPLE OF OFF-STREET PARKING ***

On the market, this lovely two bedroom dormer bungalow, located within the sought after village of Sadberge, Darlington. With a great community spirit, 2 pubs and a Village Hall which boasts a coffee shop, a pre school, twice weekly community Post Office and a varied range of activities and classes. Sadberge also has fantastic transportation, with bus services to Stockton and Darlington, and close to the A66 making this an ideal location to relocate to.

The property briefly comprises of; entrance hall, kitchen, open-plan living / dining room, downstairs bedroom, and a walk in wet room. The first floor has a generous size master bedroom with separate wc/sink.

Externally, the property provides a well maintained lawn to the front with side driveway allowing ample of off-street parking, single garage and an enclosed rear garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.







GROUND FLOOR

Entrance Hall
6'0" x 5'2" (1.85m x 1.59m)

Kitchen
8'11" x 8'5" (2.73m x 2.57m)

Living Room
18'1" x 11'1" (5.53m x 3.38m)

Dining Room
12'1" x 10'6" (3.70m x 3.22m)

Downstairs Bedroom
8'4" x 8'11" (2.56m x 2.72m)

Bathroom
6'2" x 8'10" (1.88m x 2.71m)

FIRST FLOOR

Bedroom (Master)
10'11" x 19'9" (3.33m x 6.03m)

WC
3'7" x 4'2" (1.11m x 1.29m)

SINGLE GARAGE
17'8" x 8'11" (5.40m x 2.73m)







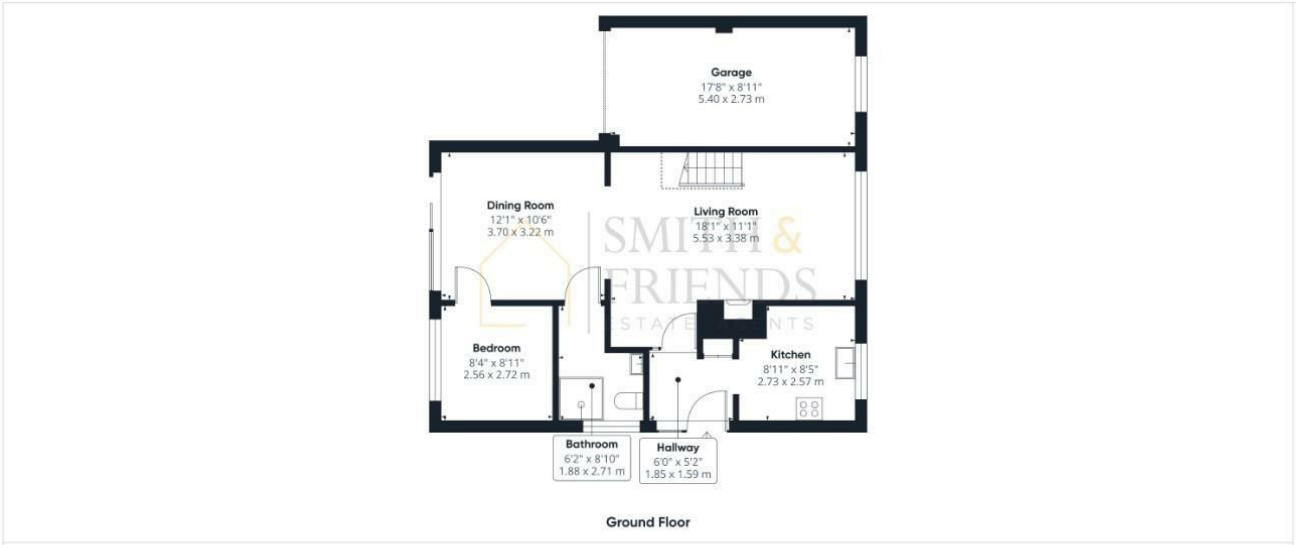


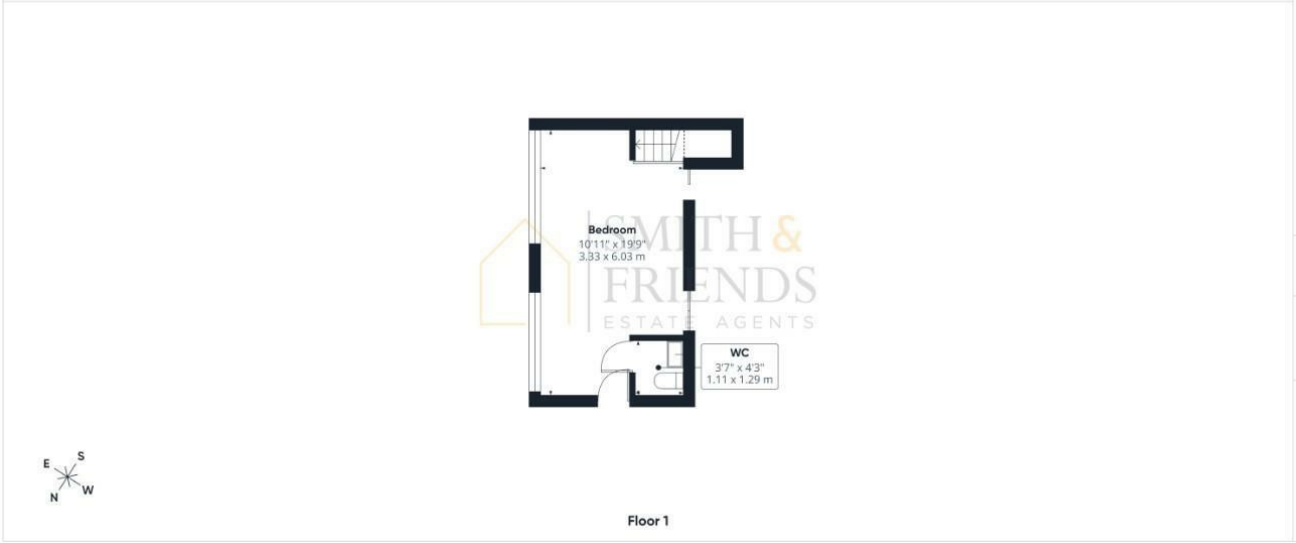












Approximate total area(1)

957 ft²

89 m²

Reduced headroom

14 ft²

1.3 m²

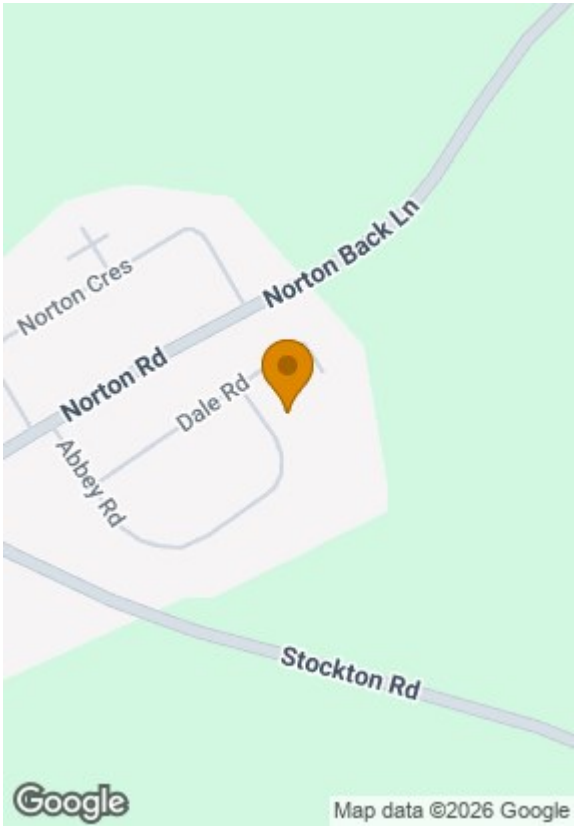
(1) Excluding balconies and terraces

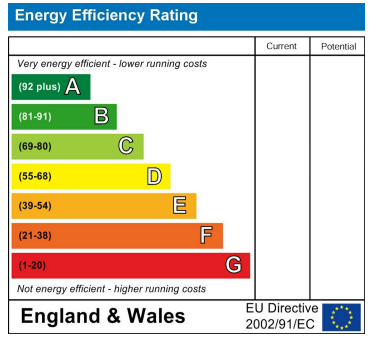
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. 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.

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SMITH & FRIENDS ESTATE AGENTS