



59 Caledonian Way, Darlington Offers Over £115,000

Offered For Sale with NO ONWARD CHAIN. A Superb opportunity has arisen to acquire a one bed roomed semi detached bungalow which occupies a most pleasing position within the highly desirable Whinfield area of Darlington. Situated on a quiet cul de sac this immaculate residence in brief is comprised of an entrance porch way, a beautifully appointed lounge, a modern and most contemporary kitchen, a double bedroom and a bathroom. Externally to the front of the property there is a driveway providing off road car parking, a garage and a gravelled garden which was designed for low maintenance. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. We recommend viewings at the earliest opportunity to avoid disappointment.



59 Caledonian Way, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a one bed roomed semi detached bungalow situated on Caledonian Way within the ever popular Whinfield area of Darlington UPVC double glazing throughout

Gas fired central heating

Council Tax band B

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

The property is situated on Caledonian Way a very pleasant cul de sac within the ever popular Whinfield area of Darlington. The property is conveniently situated close to a good range of local shops and amenities. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town Centre which lies a short drive away. Caledonian Way is well placed for commuting purposes as it lies just off the A66 highway which provides good road links to other regional centres.

Entrance Porch Way

The property is entered through a UPVC double glazed door leading into an entrance porch way. The porch way benefits from plumbing for an automatic washing machine.

Living Room

9'10" x 16'4"

The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring, and UPVC double glazed window overlooking the front of the property.

Kitchen

5'2" x 8'5"

The modern and most contemporary kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from a tiled floor, a UPVC double

glazed window overlooking the front of the property and a number of integrated appliances including an electric oven with a gas hob and overhead extractor hood and a fridge.

Bedroom

9'2" x 12'7"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring and UPVC double glazed French doors which lead out to the rear garden.

Bathroom

6'0" x 8'5"

The modern bathroom is fitted with a suite comprising of a panelled bath, a shower cubicle with a shower, a wash hand basin and a low level WC. The bathroom benefits from a tiled floor, partially tiled walls and a UPVC double glazed window overlooking the rear of the property.

Externally

Externally to the front of the property there is a driveway providing off road car parking, a garage and a gravelled garden which was designed for low maintenance. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.

