



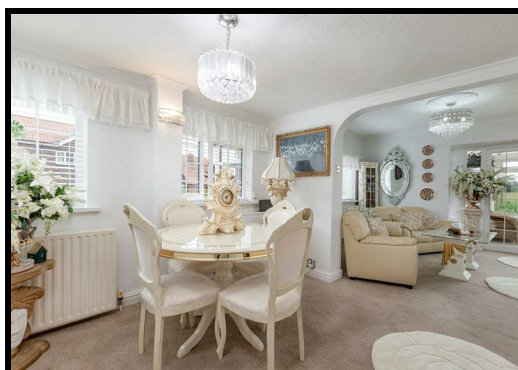
92 Back Lane, Low Coniscliffe Darlington

Asking Price £410,000

Situated within the charming village of Low Coniscliffe, Darlington, this delightful detached bungalow on Back Lane offers a perfect blend of comfort and convenience. In brief the property is comprised of an entrance porch way, a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests, there is a dining room, conservatory, a kitchen, two well-proportioned bedrooms and a bathroom. The layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the living spaces.

Surrounded by the picturesque countryside, this bungalow benefits from a tranquil setting while still being conveniently located near local amenities. The village of Low Coniscliffe boasts a friendly community and is just a short drive from the bustling town of Darlington, where you can find a variety of shops, restaurants, and recreational facilities.

This bungalow presents an excellent opportunity for those looking to embrace a quieter lifestyle without sacrificing accessibility. With its charming features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely bungalow your new home.



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General Remarks

A fantastic opportunity has arisen to acquire a two bedroom detached bungalow occupying a most pleasing position within the highly desirable village of Low Coniscliffe

Oil fired central heating

Double glazed windows throughout

Council Tax Band D

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Low coniscliffe remains one of Darlington's most desirable villages, situated a short drive away from the Market town of Darlington close to the Pennines, Yorkshire Dales, Cleveland Hills and the North York Moors. Darlington offers comprehensive shopping, recreational facilities and amenities. The property is within the catchment area for first class Schools including High Coniscliffe Primary and Junior School, Hummersknott Academy and Carmel Catholic School. The prestigious Barnard Castle School is close by providing private education. For the commuter the property is ideally situated for the A1 which provides excellent links to major commercial centres in the region. Darlington main line railway station offers regular services to Newcastle, Edinburgh, York and London. Teesside, Newcastle and Leeds Bradford airports are all easily accessible.

Entrance Porch Way

The property is entered through a UPVC double glazed door leading into an entrance porch way.

Living Room

14'11" x 12'10"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a marble fire place with a marble hearth and a gas fire, a UPVC double glazed window and double glazed French doors which lead into the conservatory.

Dining Room

10'0" x 9'9"

The dining room is a perfect room for entertaining. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Conservatory

21'5" x 7'9"

The conservatory offers fine panoramic views overlooking open countryside. Warmed by a central heating radiator and benefiting from UPVC double glazed windows and UPVC double glazed French doors which lead out to the rear garden.

Kitchen

9'10" x 9'8"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window, a double electric oven, an electric hob and plumbing for an automatic washing machine.

Bedroom One

13'5" x 11'10"

A double bedroom with a UPVC double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

Bedroom Two

13'1" x 9'6"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Attic room

A spacious attic room which is used for storage, this could be turned back into a bedroom.

Bathroom

6'7" x 6'5"

The bathroom has a tiled floor and walls, a UPVC double glazed window and is fitted with a modern suite comprising of a corner bath, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking, a garden which is laid to lawn and a garage. To the rear of the property there is a spacious garden which is laid to lawn and complimented with a variety of mature plants, shrubs and trees, There is also a shed providing useful storage and a gravelled patio area which is ideal for outdoor entertaining.

