



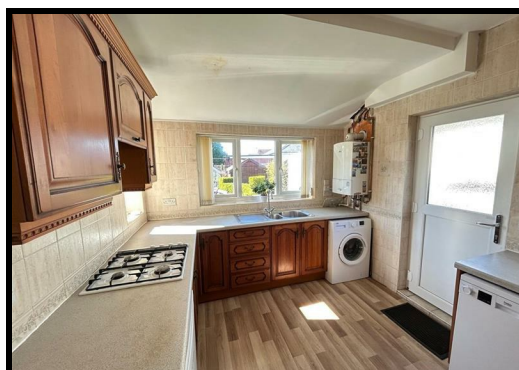
## 9 Roundhill Road, Darlington Asking Price £295,000

Situated on the charming Roundhill Road in the picturesque village of Hurworth, Darlington, this delightful detached bungalow presents an excellent opportunity for those seeking a home with potential. Boasting three well-proportioned bedrooms, this property is ideal for families or those looking to downsize without compromising on space.

Upon entering, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining. The layout of the bungalow is practical, providing a sense of flow throughout the living spaces. The bathroom, while functional, may benefit from some modernisation, allowing you to add your personal touch and style.

This property is offered for sale with no onward chain, making it an attractive option for buyers looking to move swiftly. The competitive asking price reflects the need for some general updating, presenting a fantastic opportunity for those with a vision to transform this bungalow into their dream home.

Surrounded by the serene beauty of Hurworth, you will enjoy the tranquillity of village life while still being conveniently close to the amenities of Darlington. This bungalow is not just a house; it is a canvas awaiting your creativity. Whether you are a first-time buyer, a family, or someone looking to invest, this property is well worth your consideration. Don't miss the chance to make this bungalow your own.



# 9 Roundhill Road, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bedroom detached bungalow occupying a most pleasing position on Roundhill Road within the desirable village of Hurwath

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band D

Solar panels

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Hurworth on Tees is one of the most sought after Villages in the district with a delightful Village Green. The Village offers a range of amenities including superb local primary and comprehensive schools, a local convenience store, a number of local pubs including the highly renowned Bay Horse. Rockcliffe Hall hotel is also close at hand and is home to one of Europe's longest, and most challenging, golf courses. Hurworth is very well placed for easy access to Darlington Town Centre where you will find a greater range of amenities. For the commuter the Village is conveniently located for the regional road network, including the A1M and A66 and Darlington's mainline railway station and Teesside Airport are easily accessible.

## Entrance Porch Way

The property is entered through a composite door leading into an entrance porch way. The porch way has a tiled floor. A half glazed door leads in to the entrance hallway.

## Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator and tastefully decorated in neutral tones.

## Living Room

10'11" x 13'5"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a tiled hearth and a UPVC double glazed window.

## Kitchen

11'0" x 9'4"

The 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 vinyl flooring, UPVC double glazed windows to the side and rear elevations and an

integrated double electric oven, and a gas hob and overhead extractor hood. A UPVC door leads out to the side elevation of the property.

## Bedroom One

10'11" x 13'5"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front elevation of the property.

## Bedroom Two

12'11" 10'11"

With a UPVC double glazed window overlooking the rear garden a further double bedroom warmed by a central heating radiator.

## Bedroom Three

9'6" x 10'11"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear garden.

## Shower Room

The wet room has a UPVC double glazed window overlooking the side elevation of the property and is fitted with a suite comprising of a walk in shower, a wash hand basin and a low level WC.

## Attic Room

15'5" x 23'5"

There is a large attic room providing useful storage. The attic room benefits from four Velux windows.

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden which is laid to lawn and complimented with a variety of mature plants and shrubs. To the rear of the property there is a mature rear garden which is laid to lawn and complimented with a variety of plants and shrubs, a single garage which has been used as a workshop, three sheds providing useful storage and a green house.

