



## Wycliffe Way, Darlington DL3 8AS

Detached bungalow in a sought after West End location. We are pleased to offer to the market this great two bedroom property with garage and front and rear gardens in this very popular residential area. The property is close to highly regarded schools, local amenities including Mowden shops, also ha...

£220,005 Freehold | Two % property | Two % for sale

Asking Price Of £229,995

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4 Wycliffe Way  
Darlington  
Co Durham  
DL3 8AS

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### EPC Rating D

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Detached bungalow in a sought after West End location. We are pleased to offer to the market this great two bedroom property with garage and front and rear gardens in this very popular residential area. The property is close to highly regarded schools, local amenities including Mowden shops, also has access to local transport and would suit a variety of purchasers.

The property briefly comprises: entrance hall, living room, kitchen, two bedrooms and bathroom. Externally there are front and rear gardens and driveway for off street parking.

ENTRANCE HALL Double glazed entrance door, radiator and built in storage.

LIVING ROOM 15' 2" x 12' 4" (4.64m x 3.78m) Double glazed window, radiator and electric fire.

KITCHEN 12' 3" x 9' 4" (3.74m x 2.85m) Double glazed

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window, radiator and fitted floor units with space for white goods, gas hob, electric oven and storage cupboards.

BEDROOM ONE 12' 6" x 10' 10" (3.83m x 3.32m)  
Double glazed window, radiator and built in storage.

BEDROOM TWO 11' 7" x 9' 1" (3.54m x 2.79m) Double  
glazed window and radiator.

BATHROOM 7' 6" x 5' 4" (2.30m x 1.64m) White suite  
comprising: bath with overhead shower, sink, toilet,  
single glazed window and tiled surrounds.

EXTERNALLY Enclosed front garden with driveway  
leading to single garage. Further enclosed garden to  
rear with fencing, shrubbery and hedging.

GENERAL INFORMATION Council Tax - Band D  
Please note all measurements including floorplans are  
approximate only.

Tenure: Freehold

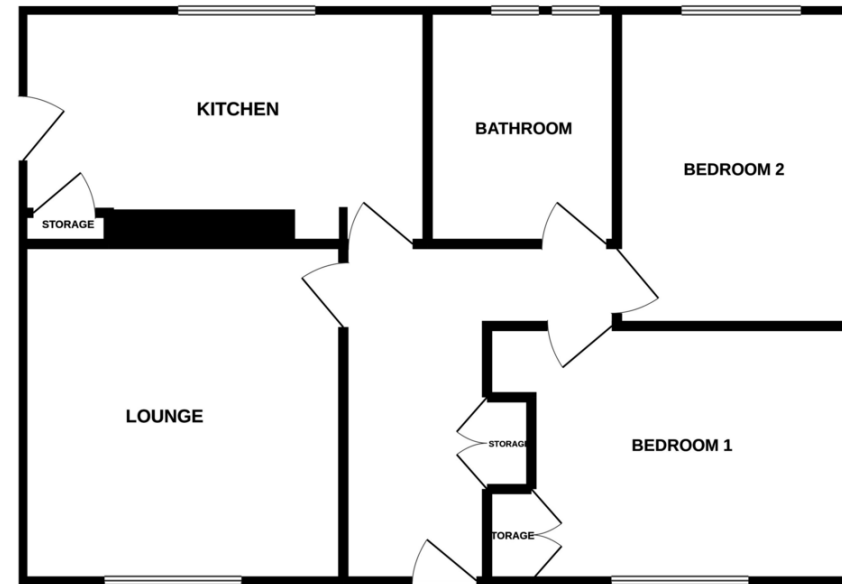
Council Tax Band D

Local Authority: Darlington Borough Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



### Sales Office

Alton House,  
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### Contact Us

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### Opening Hours

Mon-Fri: 9am - 5pm  
Sat: 9am - 1pm