



## 16 Colorado Grove, Darlington Asking Price £185,000

Situated on Colorado Grove within the charming Springfield area of Darlington, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered for sale with no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts a welcoming entrance hallway, three inviting reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, making it ideal for a variety of lifestyles. With two well-proportioned bedrooms, there is plenty of room for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents.

The location is particularly appealing, as it sits within a sought-after neighbourhood known for its friendly community and accessibility to local amenities. Whether you are looking to downsize, purchase your first home, or invest in a property with great potential, this bungalow offers a wonderful blend of comfort and convenience.

Do not miss the chance to view this lovely home in a desirable area. With its attractive features and prime location, it is sure to attract interest. Contact us today to arrange a viewing and discover the possibilities that await you in this charming bungalow.



# 16 Colorado Grove, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bedroom semi detached bungalow occupying a most pleasing position on Colorado Gardens within the ever popular Springfield area of Darlington

Gas fired central heating

UPVC double glazed windows throughout

Council Tax band C

## Location

Colorado Grove occupies a most pleasing position on a quiet cul-de-sac situated in the popular Springfield area of Darlington. The property lies within close proximity of a number of first class local schools and there is a good local bus service into Darlington Town centre where you will find a superb range of amenities including shops, boutiques, restaurants, bars and leisure facilities. For the commuter there are good through routes to both the A66 and A1(M). Both Teesside international airport and Darlington's East coast mainline railway station are also easily accessible.

## Entrance Hallway

The property is entered through a UPVC double glazed door leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from laminated flooring.

## Living Room

16'4" x 11'9"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated incorporating a stylish feature wall and benefiting from a UPVC double glazed bay window and a feature fire surround with a granite hearth and inserts and a gas fire.

## Dining Room

10'2" x 7'10"

The dining room is warmed by a central heating radiator and benefits from laminated flooring. A UPVC double glazed door leads into the conservatory.

## Conservatory

6'11" x 15'5"

The conservatory offers fine views overlooking the rear garden and benefits from vinyl flooring and UPVC double glazed windows. A UPVC double glazed door leads out to the patio area and rear garden beyond.

## Kitchen

11'1" x 7'3"

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 tiled splashbacks, inset spotlights to the ceiling, laminated flooring, plumbing for an automatic washing machine, a UPVC double glazed window and an integrated electric oven and hob with overhead extractor hood. A UPVC double glazed door leads out to the rear garden.

## Bedroom One

14'10" x 8'11"

A double bedroom warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage and a UPVC double glazed window.

## Bedroom Two

7'8" x 9'1"

With UPVC double glazed windows overlooking both the front and rear elevations a further double bedroom warmed by a central heating radiator and benefiting from laminated flooring.

## Internal Hallway

The internal hallway has a cupboard providing useful storage and a hatch giving access to the loft.

## Shower Room

6'4" x 6'5"

The shower room is warmed by a central heating radiator, has a tiled floor and walls, a UPVC double glazed window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking, a car port and a gravelled garden designed for low maintenance. To the rear of the property there is a garden which is laid to lawn and complimented with a variety of mature plants and shrubs and a flagged patio area which is ideal for outdoor entertaining.

