



25, Craigmiller Park,

Darlington, DL3 8UW

**Offers in the region of £425,000**

Bungalow - Detached  
3 Bedroom/s  
2 Bathroom/s



Situated in the tranquil cul-de-sac of Craigmiller Park, Darlington, this impressive detached bungalow offers a perfect blend of comfort and space. With three well-proportioned bedrooms (one with modern en-suite shower room). The two reception rooms provide ample space for relaxation and entertaining. Set on a sizeable plot, this bungalow boasts a detached double garage and generous parking for up to six vehicles, making it a practical choice for those with multiple cars or visitors. The tree-lined outlook to the rear and side of the property enhances the sense of serenity, allowing you to enjoy the beauty of nature right from your home. The west end location of this bungalow is particularly appealing, offering a quiet environment while still being conveniently close to local amenities, with the Mowden shops within walking distance. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this property presents an excellent opportunity. With its spacious layout and desirable features, this bungalow is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming residence your new home.







- DETACHED BUNGALOW
- LARGE AMOUNT OF PARKING
- TREE LINED OUTLOOK TO THE SIDE AND REAR
- DETACHED DOUBLE GARAGE WITH ELECTRIC DOORS
- GOOD SIZED PLOT
- WEST FACING REAR GARDEN

#### **GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.  
Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)









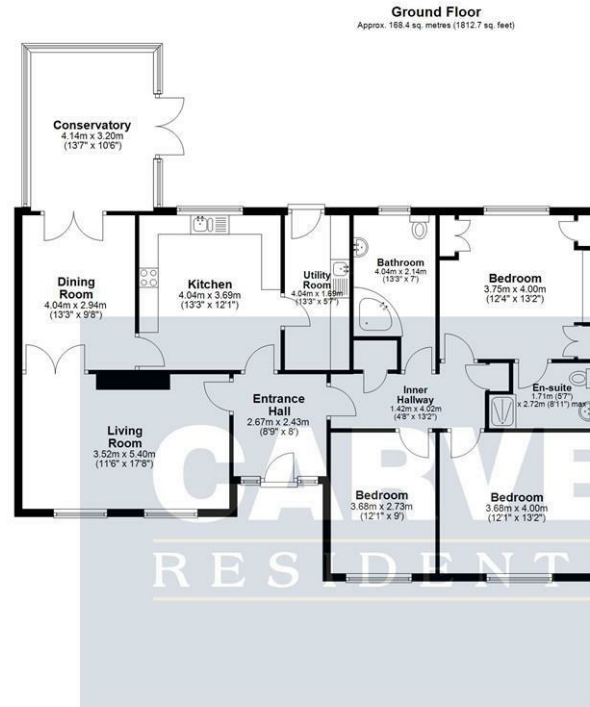




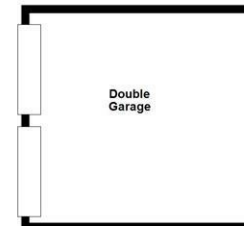








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 kWh/m <sup>2</sup> /yr A		
81-100 kWh/m <sup>2</sup> /yr B		
61-80 kWh/m <sup>2</sup> /yr C		
41-60 kWh/m <sup>2</sup> /yr D		
21-40 kWh/m <sup>2</sup> /yr E		
1-20 kWh/m <sup>2</sup> /yr F		
0 kWh/m <sup>2</sup> /yr G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 168.4 sq. metres (1812.7 sq. feet)  
25 Craigmiller Park, Darlington

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