

Bowman Street, Darlington, DL3 0ER  
Offers in the region of £125,000

**estates<sup>4</sup>**  
'The Art of Property'



# Bowman Street, Darlington, DL3 0ER

## Offers in the region of £125,000

### Council Tax Band: B

**\*\*OPEN TO OFFERS \*\* \*\* COMPETITIVELY PRICE \*\***

Located in the extremely popular Harrogate Hill area of Darlington, this delightful double fronted DETACHED bungalow, formerly the 'Old Blacksmiths', boasts an impressive curb appeal that is sure to capture your attention. With two well-proportioned bedrooms, a comfortable reception room, and spacious dining kitchen, this property offers a perfect blend of space and functionality.

The bungalow features a well-maintained bathroom, gas central heating via a combi boiler & UPVC double glazing, enhancing the efficiency while providing a peaceful living environment.

One of the standout features of this property is the secure parking and the private south-facing garden to the rear, which presents an ideal space for relaxation. The current owner is in the process of updating some carpets and redecorating, allowing you the opportunity to personalise the home to your taste.

This bungalow is extremely well-priced in today's market, making it an attractive option for a variety of buyers, and with NO ONWARD CHAIN you can move in without delay. The location is excellent, with easy access to local shops, bus routes, and convenient transport links to the A1(M) & A66 making commuting a breeze.

Early viewings are strongly recommended to fully appreciate the potential this property has to offer.

In brief the accommodation consists of: Entrance hallway, lounge, two double bedrooms to the front, dining kitchen, rear lobby, and bathroom with white suite. Pleasant forecourt style garden to the front, and enclosed off-street parking and hard surface garden to the rear having that favourable south aspect, enjoying a great deal of privacy.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft to be considered guide only.

Estates 'The Art of Property'

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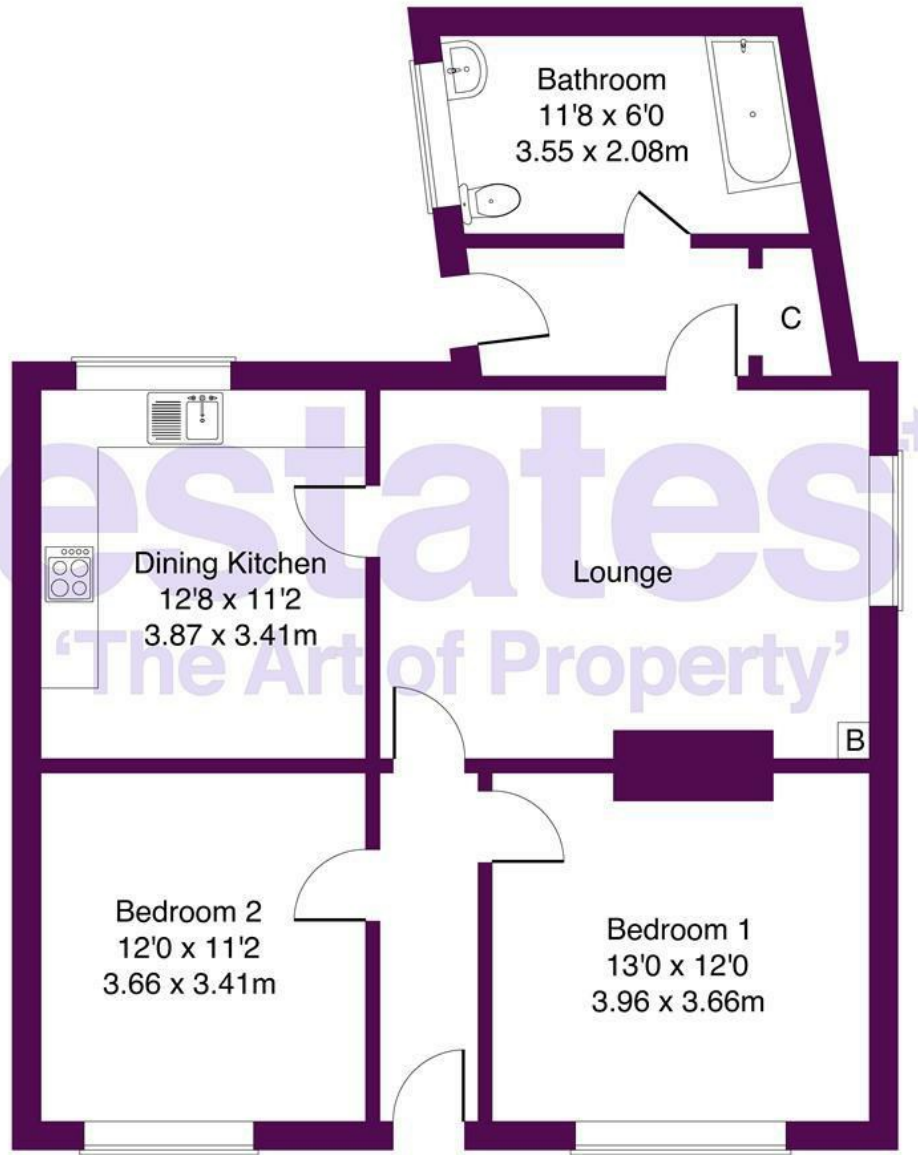
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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**estates**<sup>4</sup>  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	