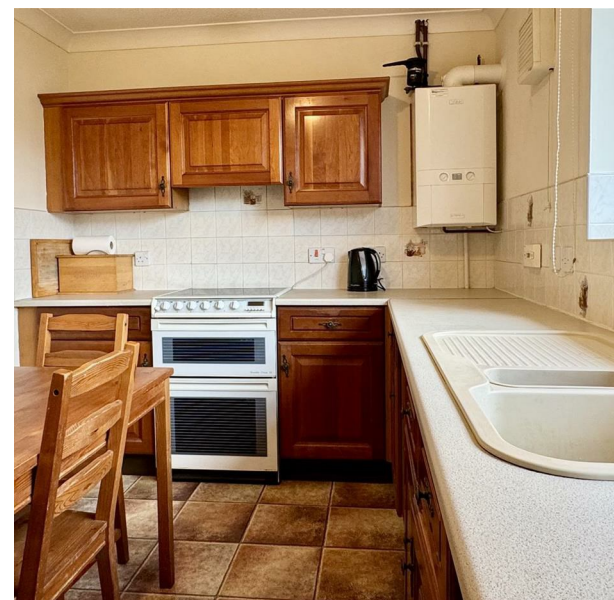


Violet Grove, Darlington, DL1 1GR
Offers in the region of £200,000

estates⁴
'The Art of Property'



Violet Grove, Darlington, DL1 1GR

Offers in the region of £200,000
Council Tax Band: C

Tucked in the corner of this peaceful cul-de-sac in the ever popular Eastbourne area, this delightful detached bungalow offers a perfect blend of comfort and potential. Boasting three double bedrooms, this property is ideal for families or those seeking a spacious retreat. One of the delightful bedrooms to the rear can comfortably be used as a second reception room, enjoying french doors to a manageable garden. The generous lounge to the front is bathed in natural light creating a warm and inviting atmosphere, and although in need of updating the kitchen breakfast room is considered a great size.

Set on a generous plot, the bungalow features ample parking to the front, complete with a useful turning point, and a detached garage for added convenience. While the property is in need of some updating, this has been thoughtfully reflected in the asking price, allowing you the opportunity to personalise it to your taste. The bungalow is already equipped with UPVC double glazing and gas central heating, ensuring a cosy environment, and is brought to the market with no onward chain.

This home is perfectly positioned close to local shops, bus routes, the town centre, and train station, making it an ideal choice for those who value convenience. Whether you are looking to invest in a family home or a project to make your own, this bungalow presents a wonderful opportunity in a very convenient location.

Please note:

Council tax Band - C

Tenure - Freehold

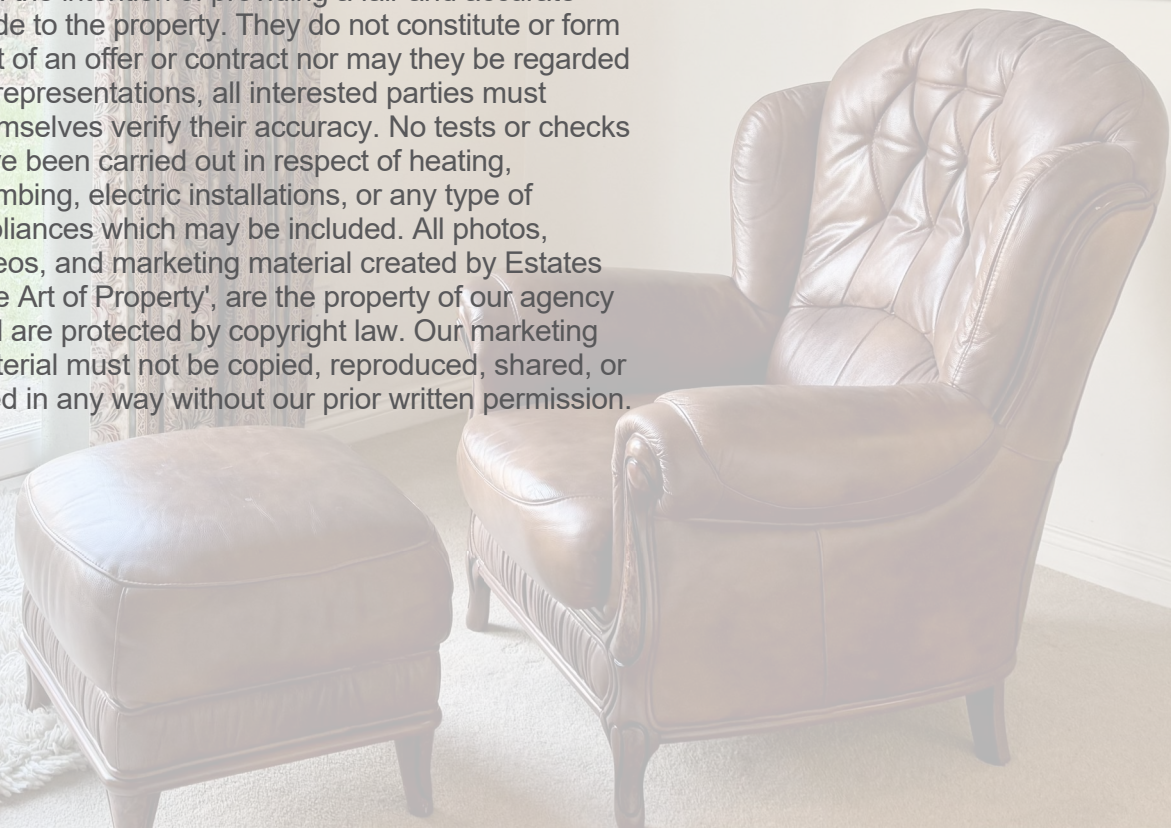
Total sq ft and room dimensions to be considered a guide only.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across
Darlington, Newton Aycliffe, Teesside & North

Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

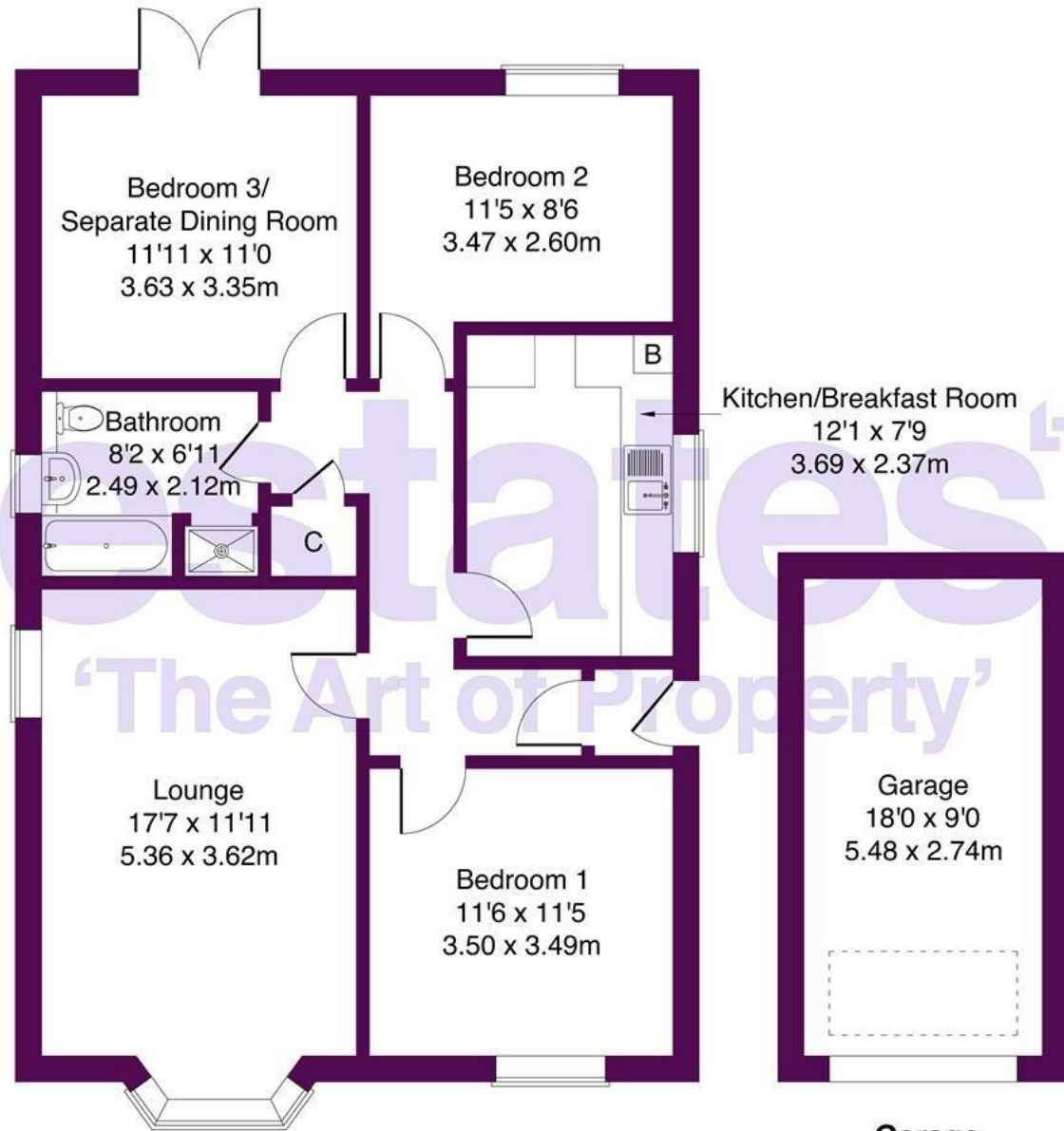
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested 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. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.





Violet Grove, Darlington, DL1 1GR

Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



Garage

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

estates⁴
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	