



**\*\* LARGE THREE BEDROOM DETACHED BUNGALOW \*\*\* GENEROUS PLOT \*\*\* OIL CENTRAL HEATING \*\*  
 \*\* uPVC DOUBLE GLAZING \*\*\* VILLAGE LOCATION \*\*\* PRICED TO SELL \*\***

We have pleasure in marketing this extremely well cared for and maintained detached bungalow located in the picturesque and highly sought after village of Ingleton which lies within easy reach of Darlington, Staindrop and Barnard Castle. There are also good transport links to the A1(M) and A66.

Enjoying a lovely rural setting this is a highly sought after cul de sac where properties are considered in high demand and we anticipate this to be no exception. One can walk for miles and enjoy scenic beauty or simply relax and unwind in the well appointed gardens. The home is in need of some updating which has been reflected within the asking price and viewings are highly recommended to appreciate the size and versatility on offer.

It is a wonderfully welcoming and relaxed bungalow with well proportioned, flexible rooms perfect for the coming and goings of an active family life.

In brief the accommodation comprises of a light and airy hallway giving an excellent first impression, an excellent sized principal reception room enjoying views to the front, attractive wall lights, traditional fireplace and would also allow for a table and chairs, if required. A pleasant open arch leading to the equally impressive sized kitchen/diner is perfect for the coming and goings of an active family life providing a good range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric cooker point, dishwasher, breakfast bar and both a window and patio door flooding the room with natural light. Off the kitchen is a useful utility room housing the oil boiler along with plumbing for an automatic washing machine and a separate w.c.

**The Garth, Ingleton, DL2 3JF  
 3 Bed - Bungalow - Detached  
 Offers In The Region Of £270,000**

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There are three well appointed bedrooms all considered a good size, two of which having fitted wardrobes and a bathroom comprising of a four piece suite with panelled bath, wash hand basin, w.c. and separate shower cubicle.

Externally the bungalow is beautifully set back with its own grounds giving fabulous kerb appeal with an open lawn garden to the front and a block paved driveway allowing parking for multiple vehicles running to the left hand side of the bungalow where a double garage with up and over door, lighting and power. The rear garden is relatively low maintenance with a lawn area, raised bedding, greenhouse and fruit trees.



**ENTRANCE HALL**

**LOUNGE**  
20'9x13'9 (6.32mx4.19m)

**KITCHEN/DINER**  
22'1x10'9 (6.73mx3.28m)

**UTILITY**  
5'9x7'6 (1.75mx2.29m)

**SEPARATE W.C.**

**BEDROOM**  
8'6x13'5 plus wardrobe (2.59mx4.09m plus wardrobe)

**BEDROOM**  
10'1x10'9 plus wardrobe (3.07mx3.28m plus wardrobe)

**BEDROOM**  
8'4x9'4 (2.54mx2.84m)

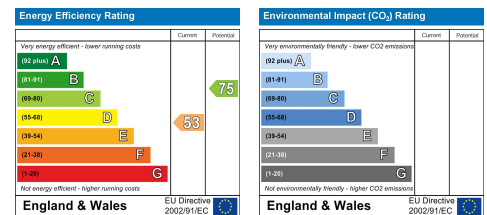
**BATHROOM/W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**

**DOUBLE GARAGE**  
17'4x18'1 (5.28mx5.51m)

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