

Appleby Close, Darlington, DL1 4AJ
Offers in the region of £80,000



Appleby Close, Darlington, DL1 4AJ

Offers in the region of £80,000

Council Tax Band: B

** VURV estates ** The Art of Property -

Welcome to this charming, Two bedroom, third-floor apartment located in the heart of Appleby Close, Darlington. This delightful property boasts a convenient location within walking distance to both the Train Station and the Town Centre, making it ideal for those who value easy access to amenities and transportation.

Upon entering, you are greeted by a well presented interior that exudes comfort. The apartment features a light and airy reception room, two cosy bedrooms, principal bedroom with walk in dressing room, and a well-maintained bathroom & kitchen, providing ample space for relaxation and privacy.

One of the standout features of this property is the large open plan lounge that seamlessly flows into the kitchen, creating a perfect space for entertaining guests or simply unwinding after a long day. Imagine enjoying your morning coffee while taking in the far-reaching views via a Juliet-style balcony from the comfort of your own home.

Furthermore, this apartment is being offered with no onward chain, making it a hassle-free option for those looking to make a swift and smooth transition into their new abode. Whether you are a first-time buyer, a young professional, someone looking to downsize, or an investor, this property has so much to offer.

It features gas central heating, a security intercom entry system, uPVC double glazed windows and uPVC double glazed French doors to the Juliet balcony, along with allocated parking to the front.

Please note:
Council tax Band - B
Tenure - Leasehold
EPC rating C

VURV Estates 'The Art of Property'
Selling homes in Darlington & surrounding with forward thinking Estate Agency.

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.

Principal elevation

Communal Hallway

Apartment hallway

Lounge/diner
16'2" x 10'9" (4.95 x 3.28)

Kitchen

10'0" x 8'2" (3.07 x 2.51)

Principal bedroom

12'11" x 8'5" (3.94 x 2.57)

Dressing room

Second bedroom

8'2" x 7'4" (2.51 x 2.26)

Bathroom

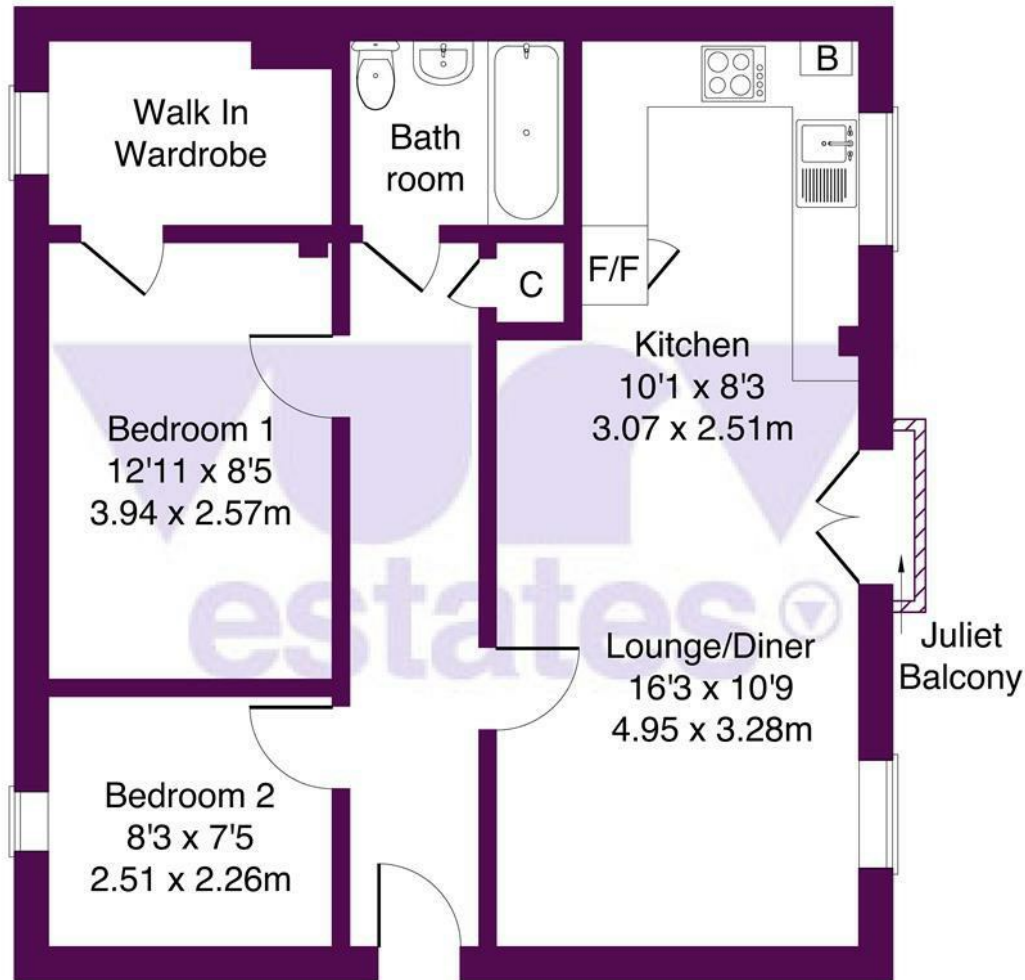
Communal gardens

Allocated parking space



Appleby Close

Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Third Floor

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



65 Duke Street
Darlington
County Durham
DL3 7SD
01325 804850
sales@vurvstates.co.uk
<https://www.vurv.online/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

