



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Netherby Rise  
Darlington, DL3 8SE

**Offers over £169,000**

Apartment  
2 Bedroom/s  
1 Bathroom/s



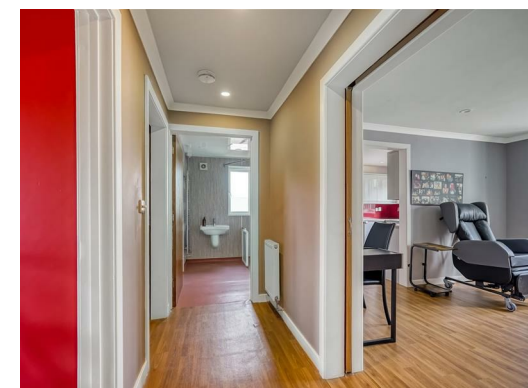
Nestled in the tranquil setting of a cul-de-sac in Netherby Rise, Darlington, this modern ground floor apartment presents an excellent opportunity for those seeking comfortable living in a well-designed space. The property boasts two generously sized bedrooms, making it ideal for a variety of buyers.

Upon entering, you will find a welcoming reception room that offers ample space for relaxation and entertaining. The upgraded kitchen is a standout feature, providing a contemporary environment for culinary pursuits. The thoughtful design ensures that the living accommodation is both spacious and functional, buyers please note that the apartment has been adapted,.

One of the notable advantages of this apartment is the inclusion of a single garage, providing secure parking and additional storage options. Furthermore, residents can enjoy the communal mature, established, gardens., perfect for soaking up the sun during the warmer months or simply enjoying the outdoors in a peaceful setting.







- NO ONWARD CHAIN
- STYLISH REFITTED KITCHEN WITH INTERGRATED APPLIANCES
- WEST FACING COMMUNAL ESTABLISHED GARDENS
- WEST END LOCATION.
- WELL PLACED FOR EASE OF ACCESS TO MOPWDEN SHOPPING FACILITIES.

- IMPRESSIVE GROUND FLOOR APARTMENT
- TWO GOOD SIZED BEDROOMS
- DRIVE & SINGLE GARAGE
- PURPOSE BUILT APARTMENT BY BUSSEY & ARMSTRONG

#### GENERAL INFORMATION:

Tenure: Leasehold

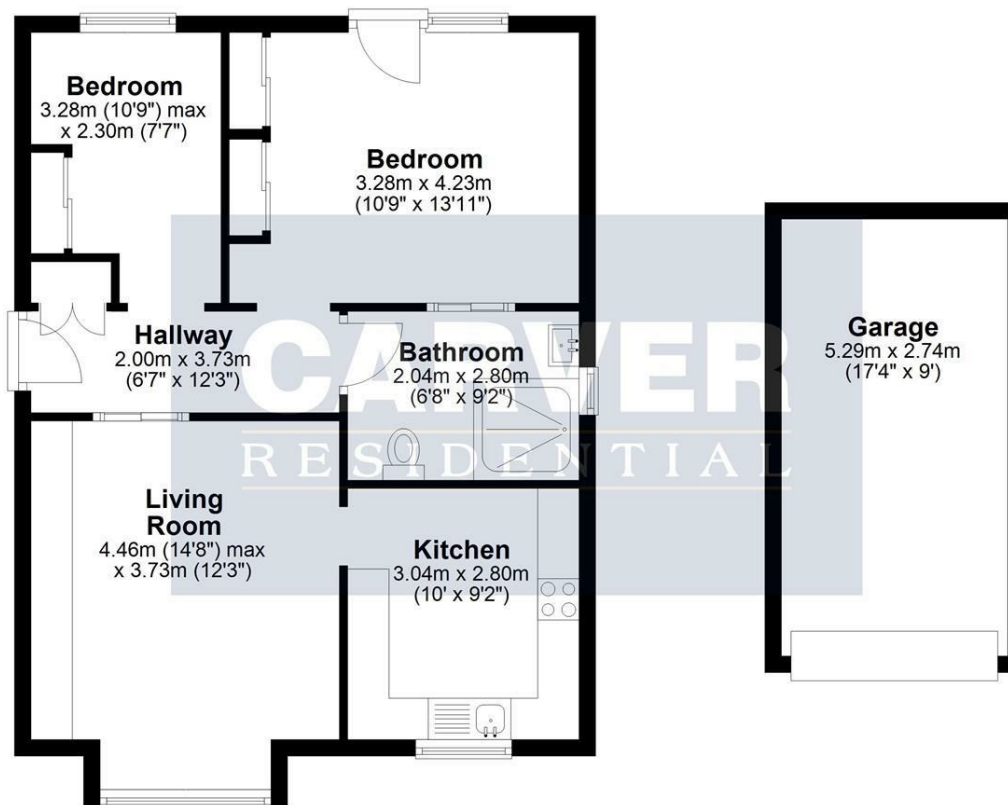
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

## Ground Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



Total area: approx. 72.5 sq. metres (780.5 sq. feet)

**15 Netherby Rise, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We can search 1,000s  
of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington**  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

**63 Dalton Way, Newton Aycliffe**  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

**41 Market Place, Richmond**  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

**219 High Street, Northallerton**  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)