



**\*\* SPACIOUS TWO BEDROOM APARTMENT \*\* \*\* FULLY REFURBISHED \*\* \*\* NO ONWARD CHAIN \*\***  
**\*\* POPULAR LOCATION \*\* \*\* PARKING TO THE FRONT \*\* \*\* GOOD TRANSPORT LINKS \*\***

An excellent opportunity to acquire this two bedroom first floor apartment which benefits from uPVC double glazing and new installed electric radiators. The property has been fully refurbished to include a new kitchen, bathroom, flooring and décor.

Located just off North Road, the property lies within easy reach of local shops, amenities and schooling along with transport links to both the A1(M) and A66.

In our opinion it would certainly appeal to a variety of buyers including a first time buyer, investor or even as a retirement opportunity.

Please Note: Council tax band A. Leasehold basis. EPC Band D

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

**Redmire Close, Darlington, DL1 2ER**

**2 Bed - Apartment**

**£87,500**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Leasehold**



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ESTATE AGENTS



## Redmire Close, Darlington, DL1 2ER



In brief the accommodation comprises of a communal entrance shared between the two first floor apartments. Apartment entrance hall with intercom entry system and two storage cupboards. A spacious lounge to the front, ideal for entertaining with a bay window allowing natural light. A separate dining room with pleasant open archway to the kitchen which provides a range of wall and base units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap and integrated appliances including electric oven, ceramic hob and extractor. There are two bedrooms, a generously sized master and a single. The well appointed bathroom comprises of panelled bath with overhead electric shower and wash hand basin with vanity units, w.c. and heated towel rail.



Externally there is parking to the front of the property.

### COMMUNAL ENTRANCE

### APARTMENT ENTRANCE HALL

### LOUNGE

10'3 x 14' (3.12m x 4.27m)

### DINING ROOM

9'14 x 7'9 (2.74m x 2.36m)

### KITCHEN

7'27 x 7'9 (2.13m x 2.36m)

### BEDROOM

9'4x 13'3 (2.84mx 4.04m)

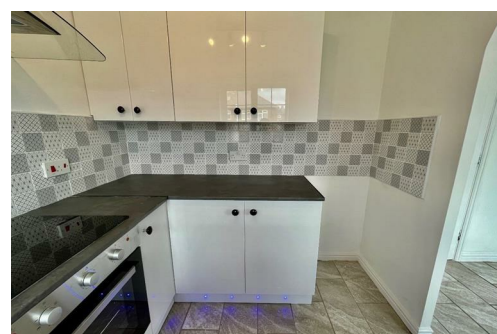
### BEDROOM

7'16 x 8'4 (2.13m x 2.54m)

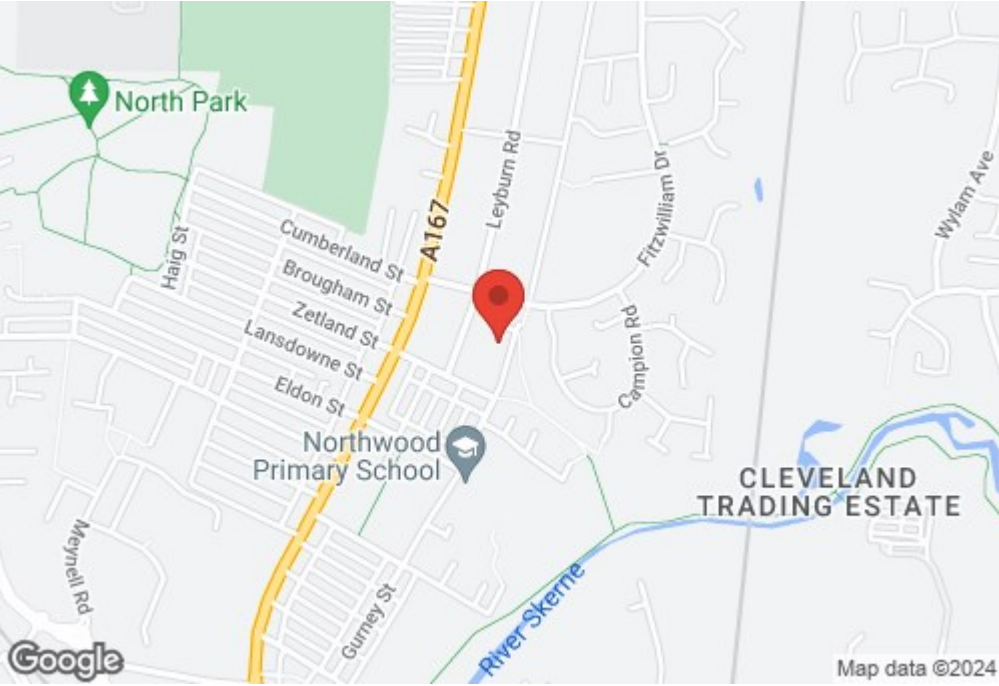
### BATHROOM/W.C.

5'4 x 6'13 (1.63m x 1.83m)

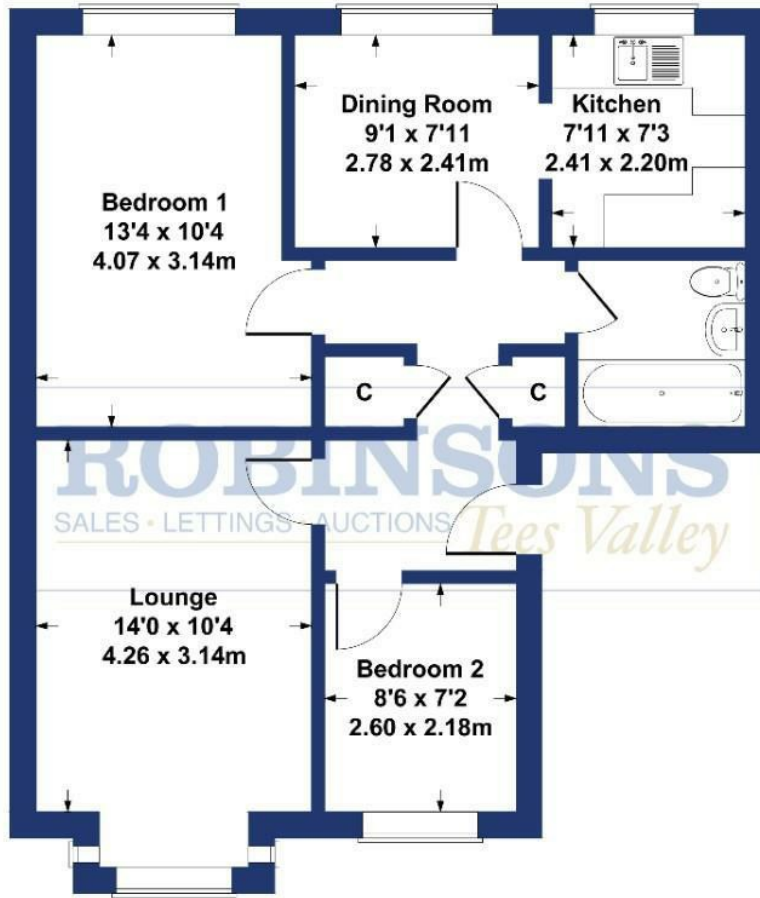
### FRONT EXTERNAL



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**Redmire Close**  
 Approximate Gross Internal Area  
 657 sq ft - 61 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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