



**** WEST END LOCATION ** * MASTER BEDROOM WITH EN-SUITE **
** SECURITY INTERCOM ENTRY SYSTEM ** * ALLOCATED PARKING **
** NO ONWARD CHAIN ****

Well appointed two bedroom first floor apartment. Sandringham Court is a lovely development on Mowden in the highly sought-after West End of Darlington.

It lies within walking distance to local shops, bus routes and excellent schooling, with only a short drive required to Cockerton Village, the town centre, and transport links to the A1(M) & A66.

It provides spacious yet manageable accommodation, the en-suite shower room to the main bedroom an excellent feature. In our opinion, it will appeal to a variety of buyers, including a first time buyer, professional or as a retirement home.

Council tax band C. Freehold basis. EPC Band B
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Sandringham Court, Darlington, DL3 9FB

2 Bed - Apartment

£128,000

EPC Rating: B

Council Tax Band: C

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Sandringham Court, Darlington, DL3 9FB



In brief of the accommodation comprise:

Entrance hall with intercom entry system, light and airy lounge ideal for entertaining family and friend. A lovely feature are the French doors leading to a Juliet style balcony. Off the lounge is the fitted kitchen/diner providing a range of wall and base units laminate work surface, stainless steel sink unit, gas hob, chrome chimney style cooker hood, electric oven, wall mounted Combi boiler and integrated fridge/freezer.

There are two good sized bedrooms, the master of particular interest with a built-in wardrobe and en-suite shower room, comprise shower cubicle, basin and W/C. To complete the accommodation is a well appointed bathroom with white suite comprise panelled bath with overhead shower, basin and W/C.

Externally there are well tended communal gardens and allocated parking.

COMMUNAL HALLWAY

HALLWAY

LOUNGE

12'7" x 17'0" (3.85 x 5.20)

KITCHEN/DINER

9'2" x 9'4" (2.80 x 2.86)

BEDROOM

12'10" x 10'2" (3.92 x 3.10)

EN-SUITE SHOWER ROOM

BEDROOM

9'3" x 9'11" (2.83 x 3.04)

BATHROOM/W.C

FRONT ELEVATION

EXTERNALLY



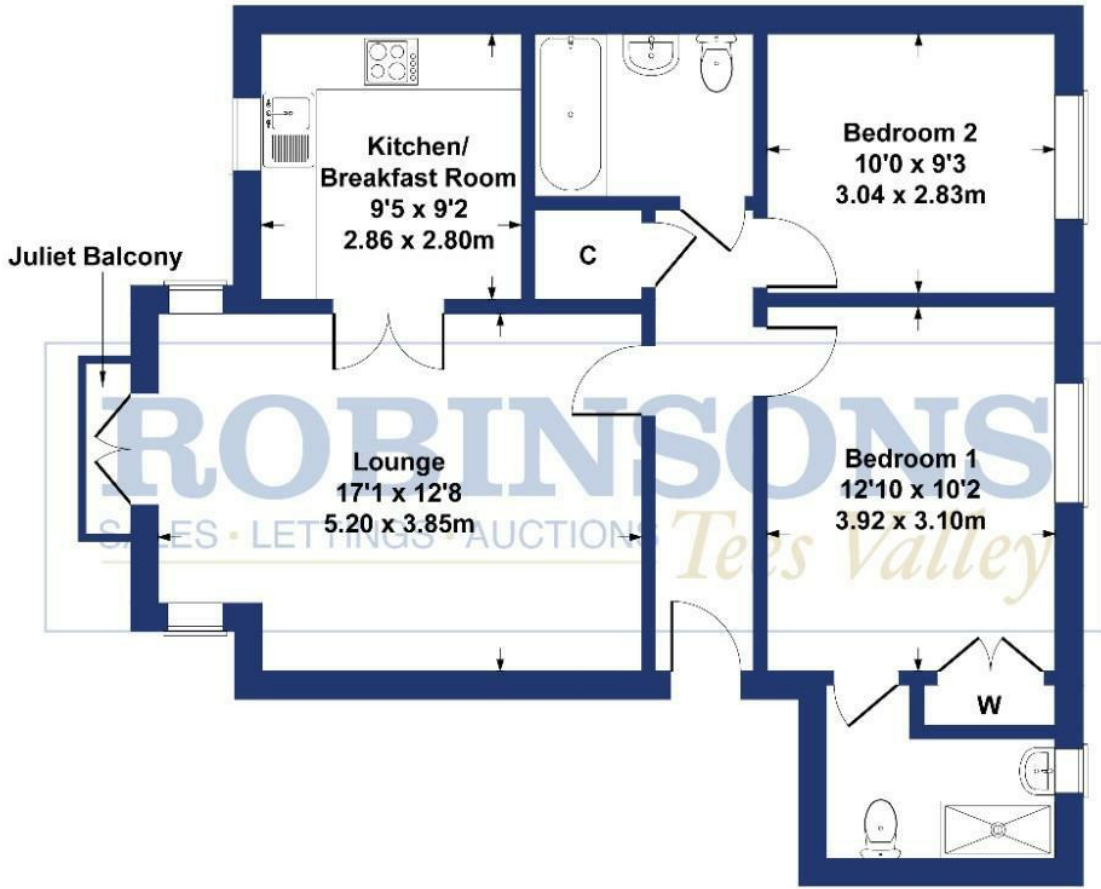
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Sandringham Court

Approximate Gross Internal Area
721 sq ft - 67 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.

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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		81	82
(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	

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