



**\*\* GROUND FLOOR APARTMENT \*\* \*\* GOOD TRANSPORT LINKS \*\***  
**\*\* EASY REACH OF TOWN CENTRE \*\***

An excellent opportunity to acquire this well presented and competitively priced two bedroom ground floor apartment located in the ever popular Eastbourne area of Darlington which lies within walking distance of local shops and amenities with Darlington town centre and railway station also within easy reach.

It provides spacious, yet manageable, accommodation and has recently gone through redecoration and new carpets through out. The property benefits from gas central heating, double glazing, security intercom entry system and a allocated parking space.

Please Note: Council tax band B. Leasehold basis. EPC rating C  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Appleby Close, Darlington, DL1 4AJ**

**2 Bed - Apartment**

**Offers In The Region Of £79,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Leasehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Appleby Close, Darlington, DL1 4AJ



In brief the accommodation comprises of a light and airy hallway giving a good first impression, an excellent sized lounge through to the kitchen ideal for entertaining family and friends. The lounge would also allow for a small table and chairs. The open aspect leads to a well appointed kitchen providing a good range of units, split level cooking facilities comprising of gas hob, cooker hood, electric oven and a wall mounted gas boiler (providing central heating and domestic hot water). There are two good sized bedrooms, the master having a walk-in dressing room and the bathroom/w.c. has a well equipped three piece white suite including bath with overhead shower, wash hand basin and low level w.c.

Externally there is allocated parking to the front.

## COMMUNAL HALLWAY

## ENTRANCE HALLWAY

## OPEN PLAN LOUNGE

16'2" x 10'9" (4.95 x 3.28)

## KITCHEN AREA

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

## BEDROOM

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

## DRESSING ROOM

## BEDROOM

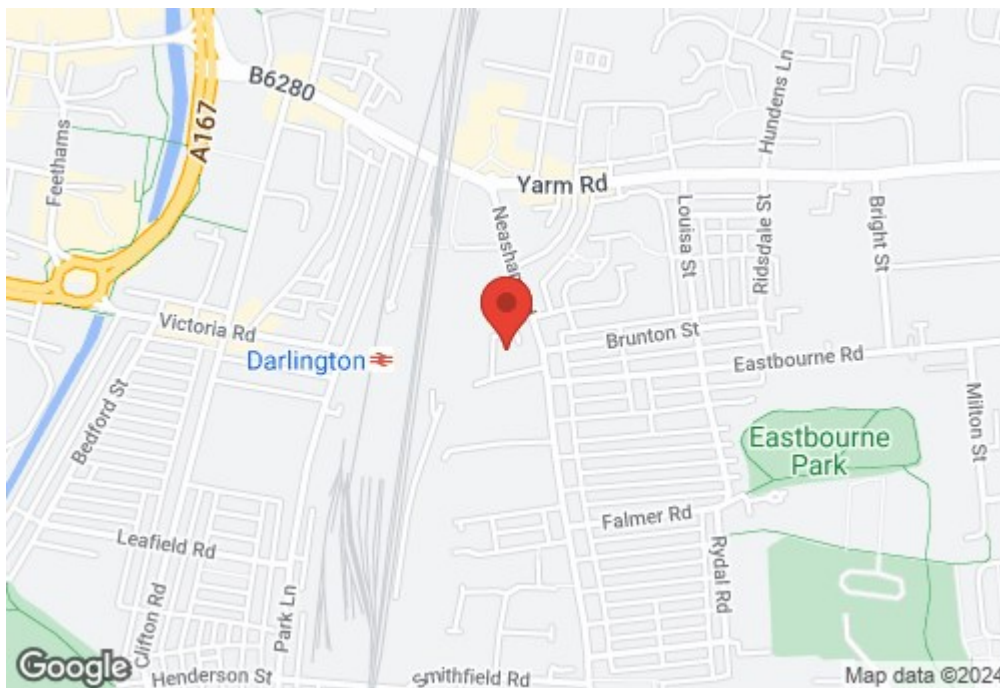
8'2" x 7'4" (2.51 x 2.26)

## BATHROOM/W.C

## FRONT EXTERNAL



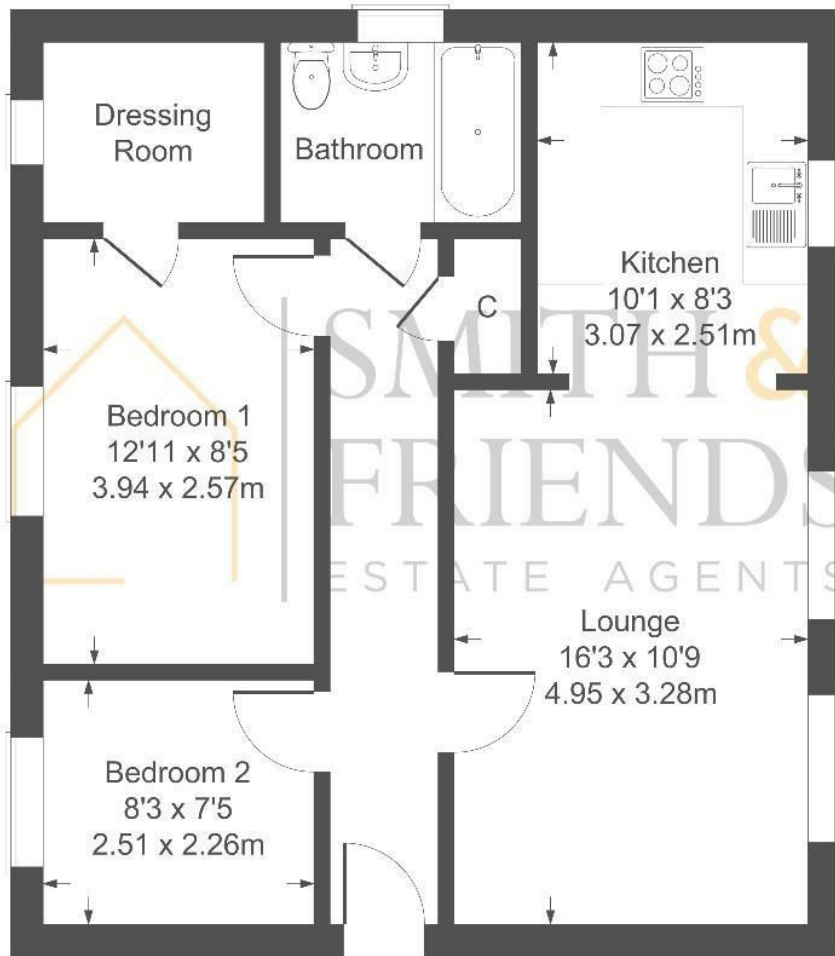
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# Appleby Close

Approximate Gross Internal Area  
624 sq ft - 58 sq m



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

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		78	79
(69-80) C			
(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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