



## **7 ARMSTRONG COURT, DARLINGTON, DL3 9LB** **Offers In The Region Of £75,000**

This first floor TWO BEDROOMED APARTMENT is attractively priced and situated in the cockerton area of Darlington and available with no onward chain. The feeling of space is evident throughout and the property would suit a host of buyers being an ideal invest opportunity , first time home or downsize.

The convenient location has access to the local shops of the area and Cockerton Village is close by. There are regular bus services and excellent transport links towards West Park with ALDI, LIDL and Marks and Spencer's food hall and further along to the A1M north and south.

The property itself is built by Bussey and Armstrong and has 963 years of the lease remaining . Warmed by electric storage heaters and the property boasts a balcony to the front with single GARAGE. Viewing is highly advised.

TENURE: LEASEHOLD

COUNCIL TAX : A





**COMMUNAL ENTRANCE HALL**

The property can be accessed from the front of Brinkburn Road or from the communal gardens and garages to the rear. The communal hallway has a staircase to the first floor where you will reach the apartment.

**RECEPTION HALLWAY**

The reception hallway leads to all of the accommodation.

**LOUNGE/DINER**

**16'11" x 12'2" (5.16 x 3.73)**

A well proportioned room being light and bright having a window to the side and french doors opening out onto the balcony and being open plan to the kitchen.

**KITCHEN**

**10'5" x 8'3" (3.20 x 2.53)**

The kitchen is the original kitchen with worksurfaces and stainless steel sink unit but with clever styling could appear quite modern,. There is an electric free standing cooker, fridge and washing machine which is included in the sale. The kitchen is open plan to the Lounge/Diner which brings the whole space together being light and bright and dual aspect.

**BEDROOM ONE**

**11'1" x 9'10" (3.39 x 3.02)**

A generous double bedroom having a window with secondary glazing overlooking the front aspect.

**BEDROOM TWO**

**10'9" x 6'0" (3.29 x 1.84)**

A single room , with a wooden double glazed window with secondary glazing overlooking the front aspect

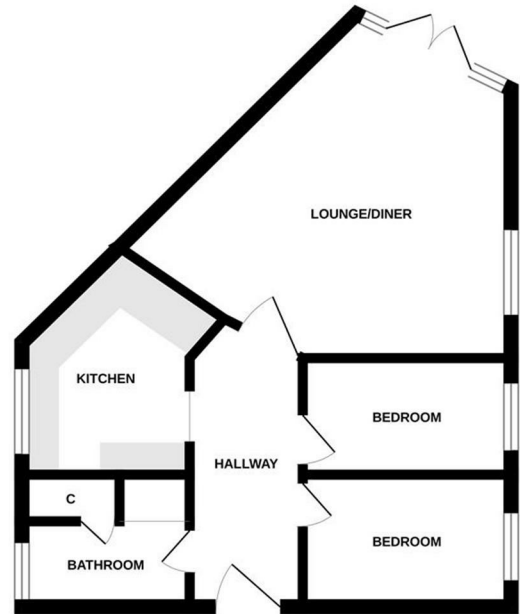
**BATHROOM/WC**

Comprising of a quilt suite with bath and over the bath electric shower , WC and hand basin. The room has been finished with tiling and a built in linen cupboard with hot water tank. The room has a wooden window to the rear aspect.

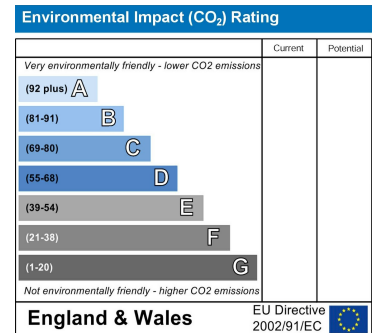
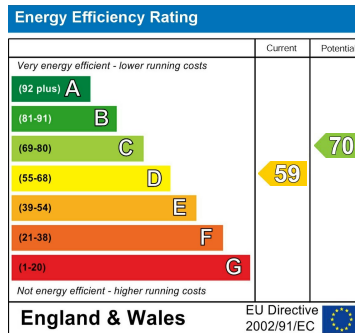
**EXTERNALLY**

The property sits in communal gardens and has an enclosed car park at the rear along with a block of garages, one of which belongs to the property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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