



## **23 AQUINAS COURT, DARLINGTON, DL3 0YG**

### **Offers In The Region Of £75,000**

Suited to a host of purchasers this ONE BEDROOMED ground floor apartment is sure to have great appeal. Being in ready to move into order. The lounge is of a good size and there is a double bedroom with fitted sliding wardrobes. Both rooms are neutrally decorated.

The property also boasts a driveway for a single vehicle and has the added bonus of a paved garden.

Located in the Harrowgate Hill area of Darlington with regular bus services, excellent transport links and a host of local shops and amenities on hand.





Warmed by gas central heating and being double glazed the accommodation has been well maintained. Viewing is highly encouraged.

TENURE - Leasehold (details on file at office)  
COUNCIL TAX A

**ENTRANCE HALLWAY**

A upvc door opens into the hallway which has a door through to the lounge and also leads to the shower room/wc.

**SHOWER ROOM/WC**

Fitted with a white suite to include corner shower cubicle with mains fed shower, pedestal hand basin and WC. The room has a window to the side aspect.

**LOUNGE**

15'2" x 11'9" (4.64 x 3.60)

The lounge is of a good size and receives a lot of light from the window to the front aspect. Neutrally decorated it leads to both the kitchen and the bedroom.

**KITCHEN**

10'0" x 6'3" (3.06 x 1.93)

The kitchen is fitted with an ample range of White Gloss, wall floor and drawer cabinets with complimenting work surfaces and stainless steel sink unit. There is an integrated electric oven and a gas hob. The washing machine is also included. The room has a window over looking the garden and onto the church yard beyond and has been finished with ceramic tiling.

**BEDROOM ONE**

9'4" x 8'11" (2.85 x 2.74)

A double bedroom having built in sliding wardrobes. The central heating boiler is situated within the wardrobe and the room over looks the rear aspect.

**EXTERNALLY**

There is a driveway to the front of the property allowing for off street parking. An internal storage cupboard to the side is handy and leading down to the rear of the property you will find a small, paved outside seating space, which catches a great deal of the summer sun and backs on to the church yard so is quite private.

# Aquinas Court

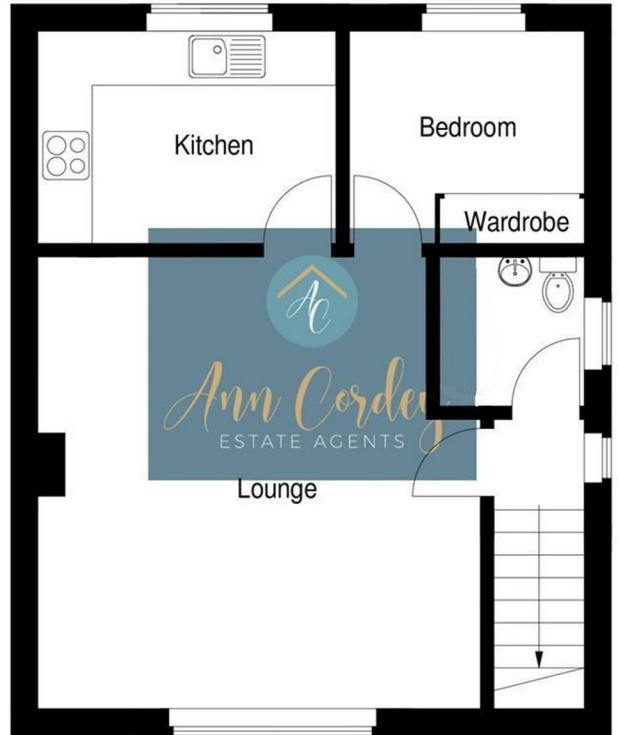


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID 777224)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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>		71	73
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

