



Ann Cordey
ESTATE AGENTS

16 Westpoint Northumberland Street, Darlington, DL3 7HB
Offers In The Region Of £185,000



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We are privileged to bring to the market this most unique and generously proportioned TWO BEDROOM APARTMENT, situated on the second floor within the exclusive West Point development situated in the most convenient location in the heart of Darlington's vibrant Town Centre.

West Point is a modern development of exclusive, executive apartments nestled behind automated entrance gates and accessed off Northumberland Street. The location always proves popular for the convenient access to the town centre, the Green Park and and the beautiful South Park. There is a local school on hand and a large Sainsbury's supermarket, and the DL1 leisure complex with cinema and restaurants is not too far away along with Darlington's train station.

TENURE: SHARE OF FREEHOLD

COUNCIL TAX: D

ENTRANCE

The entrance door opens into the entrance which has a UPVC window and access into the Lounge/Kitchen and Dining Room.

LOUNGE/KITCHEN/DINING ROOM

19'7 x 16'5 (5.97m x 5.00m)

A light bright spacious reception room having dual aspect windows to the front and rear and ample space for soft seating and a large dining table.

The kitchen is fitted with oak effect wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. The integrated appliances include the gas oven and hob with stainless steel extractor hood, fridge/freezer, washing machine and dishwasher.

The room has french doors leading out to the balcony.

HALLWAY

Leading to both bedrooms and bathroom/WC.

BEDROOM ONE

17'11 x 12'08 (5.46m x 3.86m)

A spacious master bedroom having a UPVC window flooding the room with natural light , the room benefits from ensuite facilities.

ENSUITE

Fitted with a corner walk in shower , WC, the hand basin is situated within a handy vanity storage unit. The room has a UPVC window.

BEDROOM TWO

9'7 x 12'11 (2.92m x 3.94m)

A further double bedroom also having a UPVC window

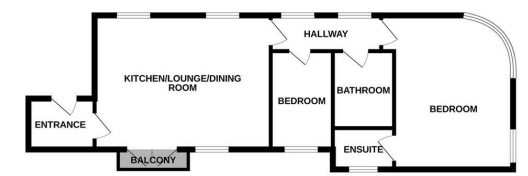
BATHROOM/WC

Fitted with a white suite to include a panelled bath , the hand basin and WC is situated within a handy vanity storage unit.





GROUND FLOOR



While every effort has been made to ensure the accuracy of the figures contained here, responsibility for their inclusion, interpretation and use rests with the prospective purchaser. The contents, layout and appearance of this document may vary from the actual property. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.



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