



Ann Cordey
ESTATE AGENTS

6 College Court, Cleveland Avenue, Darlington, DL3 7EB
Offers In The Region Of £134,950



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****UNEXPECTEDLY BACK ON THE MARKET****

Situated in a small exclusive apartment block of only six properties and rarely available. We have great pleasure in offering for sale this desirable, spacious TWO BEDROOMED, second floor apartment. The location within Darlington's West End is excellent for walking into the town centre and towards Cockerton Village and the shops and cafes there.

The property itself has been much improved by the current owner and is ready to move into order and is well presented and tastefully decorated. The lounge diner is a very generous space, light and bright and boasts a balcony to bring the outdoors in and to enjoy the fresh air.

The kitchen is fitted with an ample range of cherry wood cabinets and has integrated appliances. Both bedrooms are of a good size and the bathroom has a P shaped bath with mains fed shower.

Externally the apartment block is set in communal gardens and screened behind a brick built wall. There are communal parking spaces available within the development . The gardens beds are filled with mature plans and shrubs and there is a large lawn area and drying area. The apartment also has the benefit of a single GARAGE with up and over door. Warmed by gas central heating and being fully double glazed.

TENURE: Leasehold

COUNCIL TAX: C

COMMUNAL ENTRANCE

With intercom access to the communal reception hallway and staircase to all floors.

RECEPTION HALLWAY

The welcoming reception hallway leads to all of the accommodation and has a large storage cupboard.

LOUNGE & DINER

21'6" x 11'1" (6.57 x 3.38)

The lounge and dining area is of a good size and is light and bright with sliding doors opening onto a balcony with space to sit and look over the lawned gardens and tree tops to the rear. There is a practical and stylish laminate floor and a further window to the side. The room is open plan to the kitchen.

KITCHEN

9'10" x 8'2" (3.00 x 2.50)

The kitchen is fitted with an ample range of Cherry Wood cabinets with complimenting work surfaces and stainless steel sink unit. The integrated appliances include a Siemens Electric oven and hob and fridge freezer. The room over looks the front aspect.

BEDROOM ONE

9'10" x 9'10" (3.00 x 3.00)

A well proportioned master bedroom fitted with sliding door wardrobes and overlooking the rear aspect.

BEDROOM TWO

9'3" x 6'6" (2.84 x 2.00)

Bedroom two is also of a good size and overlooks the front aspect and is currently used as a home office.

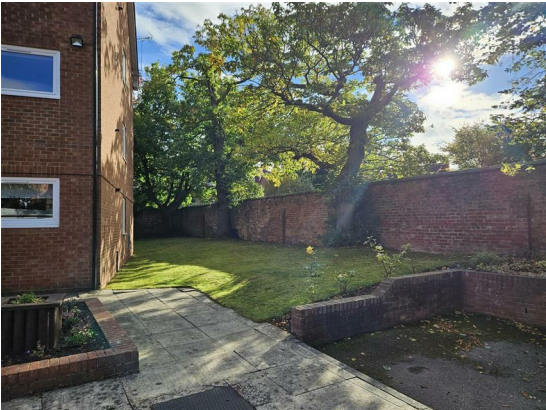


BATHROOM/WC

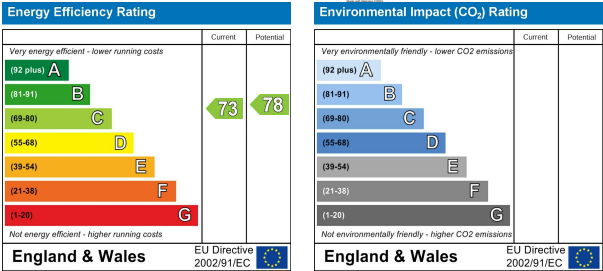
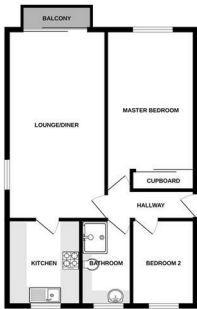
Fitted with a white suite comprising a P shape shower bath with mains fed shower, there is a pedestal handbasin and WC.

EXTERNALLY

Externally the apartment block is set in communal gardens and screened behind a brick built wall making it quite discreet from the road. There are allocated parking spaces and visitor parking and designated drying area. The garden beds are well established with mature plants and shrubs. The apartment also has the benefit of a single GARAGE with up and over door.



GROUND FLOOR



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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