



## **26 AQUINAS COURT, DARLINGTON, COUNTY DURHAM, DL3 0YG**

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

Situated in the Harrowgate Hill area of Darlington and available with no onward chain we are pleased to offer for sale this ONE bedroomed self contained first floor apartment. The property boasts its own garden and patio seating area and has the advantage of a single car parking space.





The property is of a good size and is warmed by gas central heating and is double glazed. Positioned within a convenient location just off North Road and being handy for local shops and amenities and excellent bus links.

The property would suit a wide variety of purchasers and the accommodation that is on offer is as follows:

**RECEPTION HALLWAY**

The entrance door opens to a staircase that leads to the first floor and the apartment.

**LOUNGE**

**15'00 x 12'08 (4.57m x 3.86m )**

A very well proportioned reception area that has a upvc double glazed window to the front aspect and there is an electric fire with marble surround. The area is quite generous and could easily accommodate a small dining table.

**KITCHEN**

**10'03 x 6'02 (3.12m x 1.88m )**

The kitchen has been fitted with an ample range of beech wall, floor and drawer units with complimenting work surfaces and a stainless steel sink unit. The integrated appliances include an electric oven and electric hob and the room has been finished with ceramic tiled flooring and surrounds. The kitchen has a upvc double glazed window to the rear that overlooks the garden.

**BEDROOM ONE**

**9'02 x 8'07 (2.79m x 2.62m )**

A good sized double bedroom that has a upvc window to the rear aspect and has the advantage of a built in wardrobe.

**BATHROOM/WC**

Fitted with a white suite that includes a panelled bath, there is a low level WC and in addition the handbasin is positioned in a vanity storage unit and the room has been finished with ceramic tiles.

**EXTERNALLY**

The driveway to the front of the property offers off street parking for one vehicle and the apartment has the advantage of having access to it's own garden which is paved for ease of maintenance and allows for a patio seating area.

**Aquinas Court**

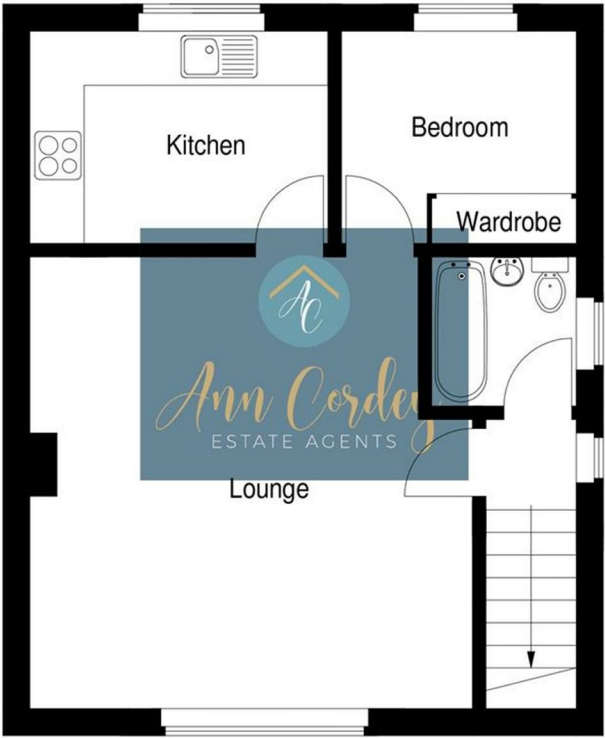
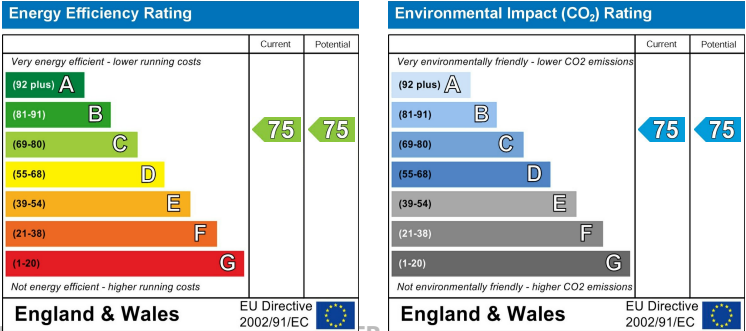


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID 777224)



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