



Ann Cordey
ESTATE AGENTS

**Amber Suite, Raydaleside Stanhope Road South, Darlington, DL3
7SJ**

Offers In The Region Of £160,000



Amber Suite, Raydaleside Stanhope Road South, Darlington, DL3 7SJ

Very rarely do one of these apartments become available for sale and from visiting the property I can understand why. The location is perfect having the benefit of an extremely private location set behind brick built walls and screened by established trees and hedging. The property is accessed through entrance gates with the front of the property being mainly paved to allow for ample residents and visitor parking. The impressive first impression of it's grand origins remains as you enter through the gates and the pretty climbing roses and flowering bushes provide a homely feel.

Once inside the original reception hallway the feeling of space and grandeur is evident with an original feature fireplace and sweeping staircase to the first floor. There is access to Amber Suite which is situated on the ground floor.

The apartment has been upgraded and reconfigured by the current vendor and boasts both stylish and modern space which blends perfectly with the original character and features. The living, kitchen and dining space is open plan with an attractive feature fireplace with open fire at the heart of the room to cast a cosy glow. The original stained glass windows remain and are also a lovely feature. A large walk in cupboard provides ample storage and is currently used as a walk in wardrobe. The bedroom is a generous double room and has a large window providing plenty of natural light and a further circular stained glass window adding a feature to this room. The shower room/WC has been upgraded and refitted with a modern suite in keeping with the character and feel of the home.

Externally the hidden gem of Raydaleside is the delightful rear garden which is in full bloom at the moment and is well stocked with an abundance of flowering plants and shrubs. Mainly laid to lawn with mature trees the garden is communal and shared by the residents, large enough and having various areas of interest and to sit to enjoy your own space. The garden attracts a great deal of sunshine and put quite simply a delight to be able to enjoy without any of the work. In addition each apartment has a cellar for storage. The apartment is available with a Share of The Freehold and each resident contributes a monthly fee for the maintenance of the property and garden. Details of which can be obtained from our office. The lease is a 125 year lease commencing in 2003.

TENURE: Share of Freehold
COUNCIL TAX: B

COMMUNAL HALLWAY

Entering the property via intercom access leads through the communal hallway which gives an impressive greeting with a stunning leaded light window, having an open fire place and sweeping staircase to the first floor. The apartment is accessed from the hallway.

ENTRANCE VESTIBULE

A wooden entrance door opens into the vestibule of the property which in turns leads into the accommodation.

LOUNGE/KITCHEN

15'8" x 15'1" (4.80 x 4.60)

The open plan living space blends well being a generous space to accommodate soft seating and an ample range of quality kitchen cabinets. An attractive fireplace with tiled inset and an open fire is to the heart of the room and casts a cosy glow. The room has been tastefully decorated and has a quality LVT floor. With high ceilings and deep coving the room is light and bright and has a large window to the side and a lovely stained glass feature window.

The kitchen comprises of a range of modern cabinets in a grey tone which is complemented by the marble quartz work surfaces with ceramic sink unit and copper tap. The integrated appliances include an electric oven and hob, fridge/freezer and washing machine. There is also a handy breakfast bar which sits just infront of a large window.



BEDROOM ONE

13'6" x 13'1" (4.12 x 4.01)

A generous double bedroom easily accommodating a double bed and having plenty of floor space. High ceilings, deep coving and again tastefully decorated with a window to the front and side, one of them being also being stained glass and bringing a feature to the room.

SHOWER ROOM/WC

A well proportioned room, upgraded and fitted with a modern suite including a large walk in shower cubicle with mains fed shower. There is a pedestal handbasin with marble surround and positioned within a useful vanity cabinet and WC. The room has been finished with easy to maintain wall panelling which compliments the period style tiled floor.

EXTERNALLY

Raydaleside is nestled behind a brick built wall and screen with mature trees and hedging. The location is extremely private yet so convenient for walking into Darlington's town centre and the cosmopolitan Grange Road area with independent shops, cafes and bars. Accessed via a private driveway the front of the property is mainly paved to provide ample resident and visitor parking. The property has one designated parking space.

The pretty climbing roses and flowering shrubs add a homely feel to the property. There are steps down to the cellars/storage area and access via a single gate to the communal rear garden.

The rear garden has been very well maintained and boasts an abundance of mature trees, plants and shrubs. Paving stone pathways meander through the lawn and there are several areas in which to sit and enjoy the space.



GROUND FLOOR



Energy Performance Certificate (EPC) for 13 Duke Street, Darlington, County Durham, DL3 7RX. The EPC rating is 74 (D). The EPC was issued on 14/05/2024. The EPC is valid for 10 years. The EPC is a legal requirement for properties for sale or rent. The EPC is a measure of the energy efficiency of a property. The EPC is a measure of the energy efficiency of a property. The EPC is a measure of the energy efficiency of a property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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