



*Ann Cordey*  
ESTATE AGENTS

**1 Sycamore Lodge Greystones Drive, Darlington, DL3 9TN**  
**Offers In The Region Of £145,000**





# 1 Sycamore Lodge Greystones Drive, Darlington, DL3 9TN

Situated in the highly desirable West End of Darlington, this beautifully presented ground-floor apartment is ready to move in to and in extremely good order. Featuring two generous bedrooms—one of which benefits from a private ensuite—it’s perfectly suited to professionals, couples, or anyone looking to downsize.

The bright and airy open-plan living and kitchen area creates a welcoming space, ideal for everyday living as well as entertaining guests. The Kitchen itself benefits from integrated appliances and a useful breakfast bar.

With two modern bathrooms, including the ensuite, the layout ensures both comfort and privacy. A dedicated parking space is also included, providing secure off-street parking in this prime location.

This property presents an excellent opportunity to enjoy a contemporary, low-maintenance lifestyle in one of Darlington’s most sought-after areas. Whether you’re searching for your next home or a smart investment, this apartment is an outstanding choice. Get in touch today to arrange a viewing!

**LOUNGE**  
13'8 x 9'11 (4.17m x 3.02m)

**KITCHEN**  
13'6 x 6'5 (4.11m x 1.96m)

**BEDROOM TWO**  
9'9 x 8'4 (2.97m x 2.54m)

**BEDROOM ONE**  
17'11 x 10'10 (5.46m x 3.30m )





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.

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



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