



**Grange Road**

Darlington DL1 5NN

**£125,000**







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# Grange Road

Darlington DL1 5NN



- First Floor Apartment
- Garage & Parking Bay

- Two Bedrooms
- Council Tax Band B

- No Onward Chain
- EPC Rating C

\*\*\* Can be sold with a sitting tenant paying £675\*\*\*

This well presented first floor apartment comes to the market with no onward chain and is located in the Town Centre/West End of Darlington within a short stroll of amenities in Grange Road Imperial Quarter, Railway Station and DL1 Development including cinema and restaurants and close proximity to Sainsbury supermarket.

The property in our opinion would suit a variety of purchasers including first time buyer or investor and viewing comes recommended.

## Communal Entrance

With staircase to the first floor apartment.

## Kitchen/Breakfast Room

20'8 x 8 (6.30m x 2.44m)

Upvc double glazed window to the front, fitted with a range of white wall, base and drawer units, contrasting work surfaces, five ring gas hob, oven and extractor, stainless steel sink unit with mixer tap, integrated washing machine, integrated dishwasher and integrated freezer, breakfast bar, oak flooring, radiator.

## Lounge

19'11 x 9'9 (6.07m x 2.97m)

Upvc double glazed bay window to the front, 3 radiators and oak flooring.

## Bedroom 1

14'5 x 9'8 (4.39m x 2.95m)

Upvc double glazed window to the rear, oak flooring, radiator and ceiling spotlights.

## Bedroom 2

14'7 x 9'10 (4.45m x 3.00m)

Upvc double glazed window to the rear, radiator and ceiling spotlights.

## Bathroom

Fitted with a suite comprising walk in shower, low level wc, wash hand basin, heated towel rail, tiled flooring, ceiling spotlights.

## Externally

There is one parking bay to the rear. The property also has a garage and storage facilities.

## Council Tax

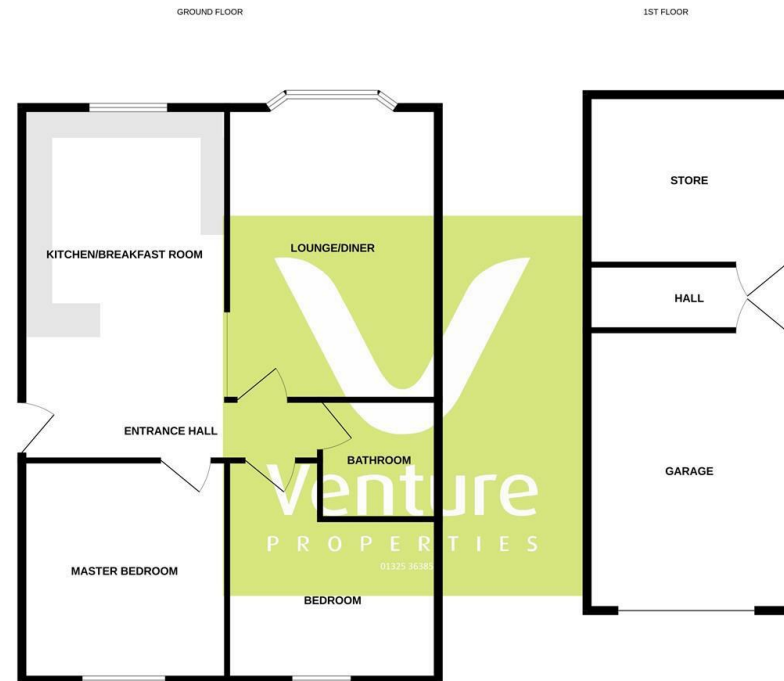
Band B

## Tenure

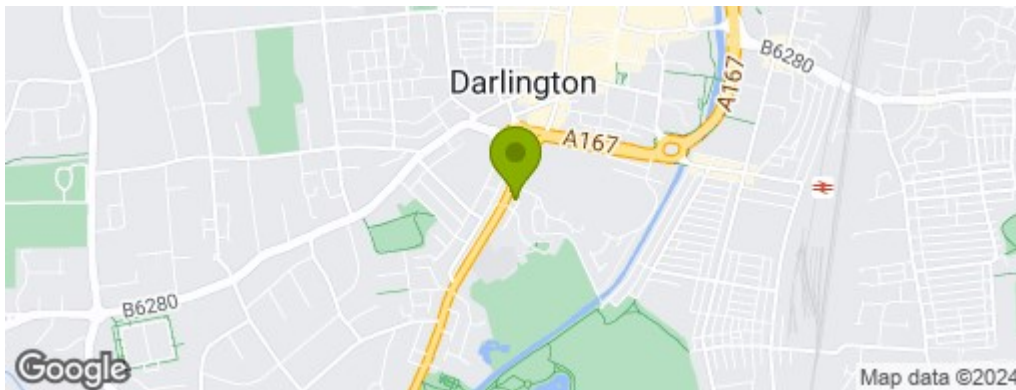
This property is Leasehold  
999 year Lease from 1st January 2002  
Services Charges: £600 per annum

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)