



## Victoria Road

Darlington DL1 5NF

Offers Over £95,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Victoria Road

Darlington DL1 5NF



- Second Floor Apartment
- En-Suite To Main Bedroom
- Council Tax Band C

- 2 Bedrooms
- Secure Parking
- EPC Rating tbc

- Lounge/Dining Room
- Town Centre Location
- Viewing Recommended

We have great pleasure in offering for sale this spacious, second floor, Two Bedroomed Apartment situated in the most convenient location having ease of access to the town centre and situated conveniently to a variety of local shops, amenities and rail links, the Apartment is ideally placed for commuting in and out of Darlington.

Warmed by electric storage heating with the added benefit of double glazing the property also benefits from an intercom system and an allocated parking bay under the Apartment which is secure and enclosed by an electric gate. The accommodation briefly comprises of: Reception Hallway, spacious Lounge area with double glazed bay window overlooking the front aspect, Kitchen fitted with a range of wall, floor and drawer units with complimentary work preparation surfaces, laminate flooring and integrated fridge freezer. Two good sized Bedrooms, the Main bedroom boasts an En-Suite, Bathroom/WC fitted with a white suite, over bath shower.

Externally, there is an allocated parking bay situated underneath the Apartment which is secure.

### Entrance Hallway

With oak engineered flooring.

### Lounge/Dining Room

16'6 x 24'7 (5.03m x 7.49m)

Light and spacious room with double glazed bay

window to the front aspect, useful storage cupboard and oak engineered flooring.

### Kitchen

8'5 x 7'6 (2.57m x 2.29m)

Fitted with a range of wall, floor and drawer units with complimentary work preparation surfaces with partially tiled surrounds, stainless steel sink unit, plumbing for an automatic washing machine and integrated fridge freezer, electric ceramic hob, hot point electric oven and stainless steel extractor hood and laminate flooring

### Bedroom 1

10'6 x 9'6 (3.20m x 2.90m)

Double glazed window to the front aspect and oak engineered flooring.

### En-Suite

Partially tiled and fitted with shower cubicle, white hand basin with built in vanity unit, low level WC, extractor fan, chrome heated towel rail and shaving point.

### Bedroom 2

11'6 x 9'6 (3.51m x 2.90m)

Double glazed window to the front aspect and oak engineered flooring.

### Bathroom

Fitted with a white suite comprising: safety panelled

bath, over bath shower, WC and handbasin with partially tiled surrounds, chrome heated towel rail, spotlights and ceramic tiled flooring.

### Externally

There is an allocated parking bay situated underneath the Apartment which is secure

### Council Tax

Band C

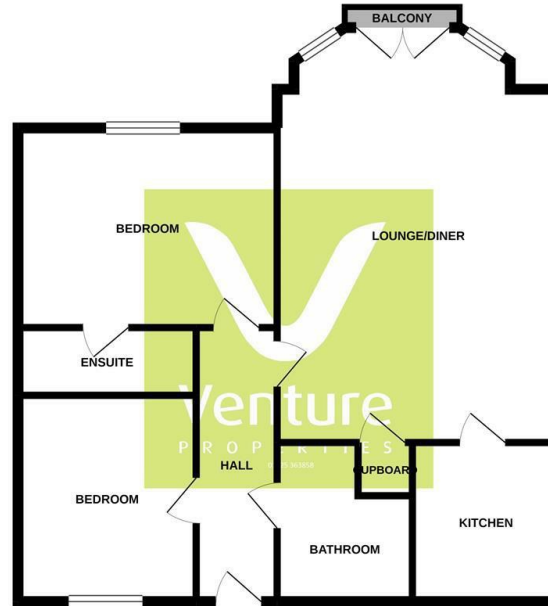
### Note

This property is Leasehold

### 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

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, corners and all 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

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