



Rowan Court

Darlington DL3 8SA

Offers Over £170,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedrooms
- Close To Amenities

- West End Location
- Council Tax Band C

- Garage
- EPC Rating C

A first floor apartment with integral garage and drive for private parking located in the highly desirable west end of Darlington. The property offers a pleasing outlook from the living room, kitchen and both bedrooms. It is close to local amenities, excellent schools and within walking distance of the town centre. The property has no onward chain and viewing is recommended.

Entrance Hall

Stairs to the first floor and access to a spacious garage with stainless steel sink and plumbing for a washing machine.

Landing

A spacious area including three large fitted cupboards/wardrobes. Loft access with drop down fitted ladders provides more storage space and has power and lighting.

Lounge

16 x 12 (4.88m x 3.66m)

Double glazed windows to front and side provide pleasant views of the grounds. The fireplace has an electric fire and there is a radiator.

Kitchen/Diner

13' 1 x 9' 11 (3.96m 0.30m x 2.74m 3.35m)

Fitted with wall and floor units, fridge, electric oven and gas hob, plumbed for a dishwasher or washing machine, double glazed window, radiator and has ample space for a dining table and chairs.

Bedroom One

12'10 x 8'7 (3.91m x 2.62m)

Double bedroom with fitted wardrobe, sound proofed walls, double glazed window and radiator.

Bedroom Two

9' 11 x 9' 6 (2.74m 3.35m x 2.74m 1.83m)

Double bedroom with double glazed window and radiator.

Bathroom

Fitted suit comprising bath with overhead shower, wash hand basin, low level wc, part tiled walls, double glazed window and stainless steel radiator/towel rail.

Garage

Access from the front, space for single car and utilities. Driveway.

Council Tax

Band C

Tenure

Leasehold until 2981.

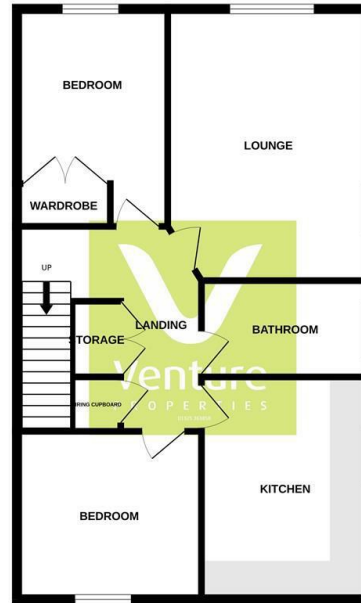
Ground Rent £25pa

Service Charge £625pa

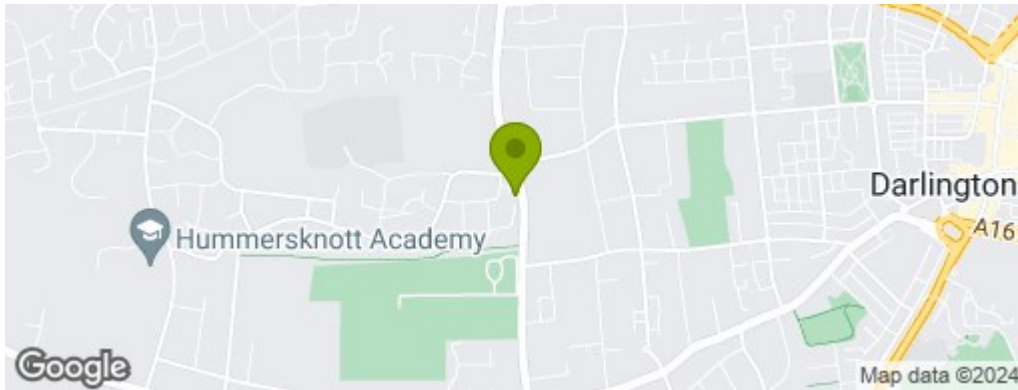
Note

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other parts are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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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