



## Woodland Road

Darlington DL3 9ND

Offers Over £120,000







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# Woodland Road

Darlington DL3 9ND



- Two Bedroom First Floor Apartment
- Council Tax Band B

- Communal Gardens & Allocated Parking
- EPC Rating C

- Close To Cockerton Village

A well presented two bedroom first floor apartment located in a converted period building. The property has gas central heating, upvc double glazing and would be ideal for an investor, professional couple or single person. The property briefly comprises of communal entrance hallway, entrance hall, lounge, kitchen, two bedrooms and a family bathroom. There are communal gardens and allocated parking.

## Communal Entrance Hallway

With stairs to first and second floors, three storage cupboards and intercom system.

## Entrance Hallway

With radiator.

## Lounge

13'10" x 15'10" (4.24 x 4.84)

With upvc double glazed windows to the side and rear, radiator.

## Kitchen

11'10" x 8'6" (3.63 x 2.60)

Upvc double glazed window to the rear, fitted with a range of medium oak wall, base and drawer units with contrasting work surfaces, part tiled walls, stainless steel sink unit with mixer tap, four ring gas hob, oven

and extractor, dishwasher, concealed boiler, radiator, tiled flooring and fridge/freezer.

## Bedroom 1

14'3" x 9'10" (4.36 x 3.02)

Upvc double glazed window to the side, fitted with wardrobes with sliding doors and further storage cupboard.

## Bedroom 2

15'7" x 6'3" (4.75 x 1.92)

Upvc double glazed window to the rear, storage cupboard and radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin, tiled flooring and fully tiled walls.

## Externally

There are communal well maintained gardens to the front, side and rear together with allocated parking.

## Council Tax

Band B

## 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 floor plan contained here, measurements of doors, 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

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