



**Rainhill Way**  
Darlington DL2 2GA  
**£100,000**





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.

# Rainhill Way

Darlington DL2 2GA



- Two Bedroom Apartment
- Council Tax Band B

- West Park Location
- Epc Rating C

- Close to Amenities

This immaculately presented top floor two bedroom apartment comes to the market and is located in the Westpark area of Darlington within easy reach of the ever growing and popular amenities in Westpark such as Marks and Spencer Food Hall, Aldi, Lidl, bakers, cafe and chemist, together with a range of shops in the nearby Cockerton Village where you will find GP Surgery, two Co-op Supermarkets and handy for bus routes in and around town.

In brief the property comprises: Entrance hall, Lounge, Kitchen, Bedroom 1 with EN Suite, Bedroom 2. Allocated parking.

Viewing is recommended.

## Entrance Hall

Door to side, two storage cupboards and radiator.

## Lounge

15'8 x 12'2 (4.78m x 3.71m)

Upvc double glazed window to front, juliet balcony and radiator.

## Kitchen

8'9 x 5'10 (2.67m x 1.78m)

Fitted with wall, base and drawer units, sink, electric

hob and oven with extractor over and there is space for a fridge freezer and washing machine.

## Bedroom One

14'5 x 12'3 (4.39m x 3.73m)

With Juliet Balcony and radiator.

## En-Suite

Fitted with shower cubicle, w.c, wash hand basin and radiator.

## Bedroom Two

10'5 x 9'6 x 8'9 (3.18m x 2.90m x 2.67m)

Upvc double glazed window to front and radiator.

## Bathroom

Fitted with Panelled bath, w.c, wash hand basin and radiator.

## Externally

There is an allocated parking bay.

## Council Tax

Band

## Tenure

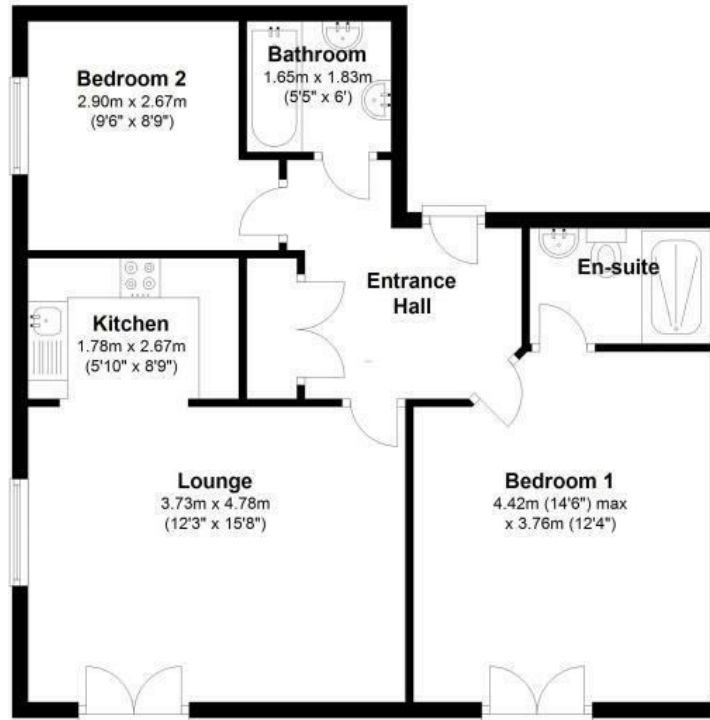
Leasehold

## Note

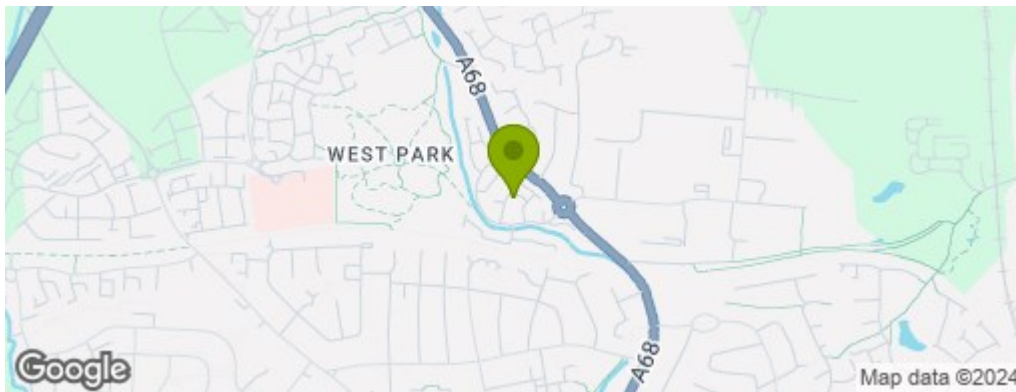
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

Approx. 63.7 sq. metres (685.1 sq. feet)



Total area: approx. 63.7 sq. metres (685.1 sq. feet)



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com