



## Scholars Park

Darlington DL3 7FD

Offers In The Region Of £125,000





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.



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# Scholars Park

Darlington DL3 7FD



- Two Double Bedroom
- Off Street Parking
- Town Centre Within Walking Distance

- First Floor Apartment
- Council Tax Band C
- Viewing Advised

- Popular West End Area of Darlington
- EPC Rating C

This immaculately presented two bedroom first floor apartment comes to the market with no onward chain and is situated in the popular West End location close to the town centre. The property comes to the market as an ideal investment or first home. The property has double glazing and gas central heating. In brief the accommodation comprises: communal hallway, stairs to the first floor, entrance hallway, lounge, kitchen/breakfast, two bedrooms and family bathroom. There are communal grounds and allocated parking.

Viewing is recommended.

## Entrance Hall

Door to side and two storage cupboards.

## Lounge

13'4 x 11'6 (4.06m x 3.51m)

Upvc double glazed bay window to front, electric fire and radiator.

## Kitchen

9'11 x 9'6 (3.02m x 2.90m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink and mixer tap, four ring gas hob and oven with extractor over. There is space for a fridge freezer and washing machine. Radiator.

## Bedroom One

13'7 x 8'7 (4.14m x 2.62m)

Upvc double glazed window to side and radiator.

## Bedroom Two

11'9 x 8'3 (3.58m x 2.51m)

Upvc double glazed window to side and radiator.

## Bathroom

Upvc double glazed obscure window to side, bath with shower over and screen, w.c, wash hand basin and heated towel rail.

## Externally

There is an allocated parking bay.

## Council Tax

Band C

## 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

## Property Information

Local Authority  
Darlington  
Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

West End

Flood Risk

No Risk

Floor Area

699 ft 2 / 65 m 2

Plot size

1.41 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Ultrafast

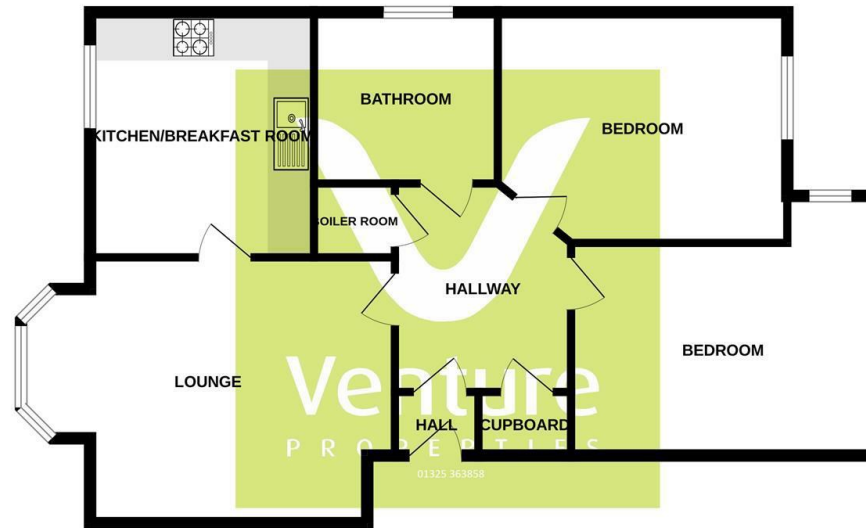
1000 Mbps

Satellite / Fibre TV Availability

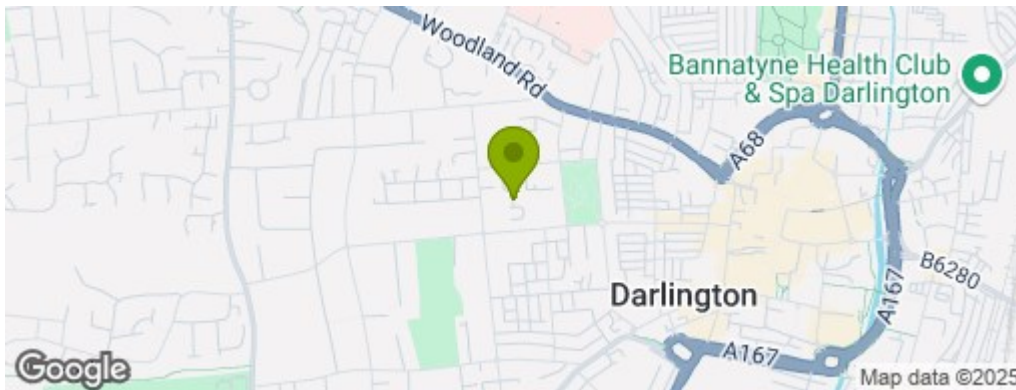
BT

Sky

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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