



## Greener Drive

Darlington DL1 5JP

Offers Over £115,500







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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# Greener Drive

## Darlington DL1 5JP



- Top Floor Apartment
- Council Tax Band B
- Main Train Station Withing Walking Distance

- Two Bedrooms
- Epc Rating C
- Must Be Seen

- Popular West End Location
- Close To South Park
- Communal Grounds

This immaculately presented top floor apartment offers a perfect blend of modern living and convenience. Built by Persimmon Homes in 2018, the property boasts a contemporary design and is offered with no onward chain, making it an ideal choice for first-time buyers, investors, or those looking to downsize.

The apartment features a welcoming reception room that provides a comfortable space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for both personal space and guest accommodation. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is its prime location. Situated close to the town centre and the railway station, residents will enjoy easy access to a variety of shops, restaurants, and transport links, making daily commutes and leisure activities a breeze.

This apartment is not just a home; it is a lifestyle choice that offers modern amenities in a vibrant community. Whether you are embarking on your first home purchase, seeking a sound investment opportunity, or looking to simplify your living arrangements, this property is sure to meet your needs. Do not miss the chance to make this delightful apartment your own.

### Entrance Hall

With storage cupboard and radiator.

### Lounge

16'7 x 10'8 (5.05m x 3.25m)

Two Upvc double glazed Velux windows to side and two radiators. Open plan through to the Kitchen.

### Kitchen

9'4 x 8'4 (2.84m x 2.54m)

Two Upvc double glazed Velux windows to side, fitted with a range of wall, base and drawer units, stainless steel sink with mixer tap, 4 ring gas hob and oven with extractor over. There is space for fridge freezer and washing machine. Spotlights to ceiling and wall mounted Boiler.

### Bedroom One

16'1 x 8'8 (4.90m x 2.64m)

Upvc double glazed window to side and radiator.

### Bedroom Two

9' x 8'8 (2.74m x 2.64m)

Three Upvc double glazed windows to side and radiator.

### Bathroom

Upvc double glazed obscure window to rear, fitted with panelled bath with overhead shower and screen. Low level w.c, wash hand basin and radiator. Laminate floor.

### Externally

Allocated parking bay

### Council Tax

Band B

### 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

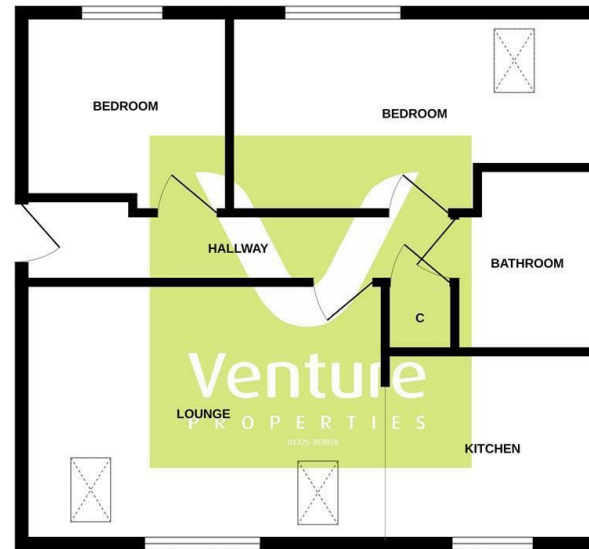
Darlington  
Council Tax  
Band:  
B  
Annual Price:  
£1,757  
Conservation Area  
No  
Flood Risk  
Very Low  
Floor Area  
602 ft 2 / 56 m 2  
Plot size  
0.04 acres (2 Plots)  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

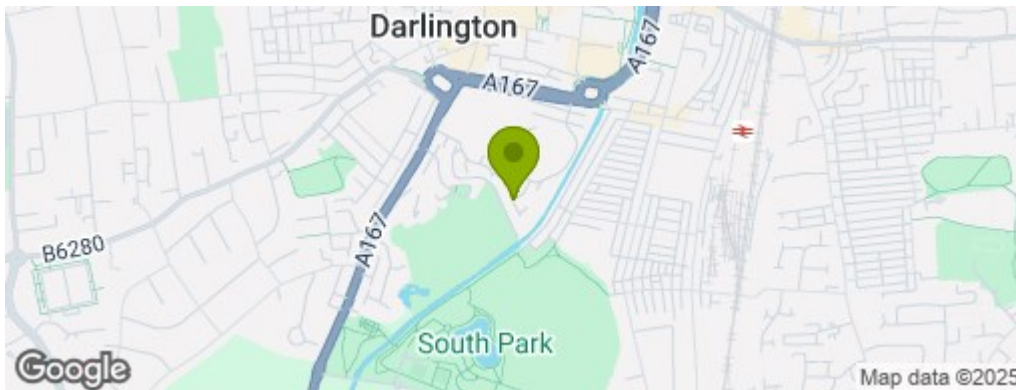
Basic  
15 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatement. 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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