



VENTURE  
PLATINUM



Northumberland Street | Darlington  
Asking Price £165,000





Welcome to this stunning two-bedroom first floor apartment located on Northumberland Street in the charming town of Darlington. This property offers a perfect blend of modern living and comfort, making it an ideal choice for those seeking an executive lifestyle.

As you enter the apartment, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen complements the living space, ensuring that you have everything you need at your fingertips.

The apartment boasts two generously sized bedrooms, with the main bedroom featuring an en-suite bathroom for added convenience and privacy. This thoughtful layout is perfect for couples or small families, providing ample space for everyone.

Situated within a secure gated complex, this property also includes allocated parking, ensuring that you have a designated space for your vehicle. The added benefit of no onward chain means that you can move in without delay, making this an attractive option for prospective buyers.

We strongly advise viewing this exceptional apartment to fully appreciate its charm and the quality of living it offers. Don't miss the opportunity to make this beautiful property your new home in Darlington.

#### **Entrance Hall**

Upvc double glazed window to front and radiator.

#### **Lounge/Kitchen/Diner 5.97m x 5.00m (19'7 x 16'5)**

Running front to rear of the home being light and airy with two sash windows to rear, the kitchen is fitted with wall base and drawer units, four ring gas hob with oven and extractor over. Stainless steel sink with mixer tap, integrated fridge freezer, washing machine and dishwasher, spotlights to ceiling. French doors to rear opening out onto Juliette balcony.

#### **Hallway**

Two sash windows, double storage cupboard and radiator.

#### **Bedroom Two 2.92m x 3.94m (9'7 x 12'11)**

Sash window to rear elevation being a good double room and radiator.

#### **Bedroom One 5.46m x 3.86m (17'11 x 12'08)**

Situated to the front with sash and bow window to side, two radiators excellent sized room.

#### **En-Suite**

Sash window to front, shower cubicle, w.c, wash hand basin and heated towel rail.

#### **Bathroom**

Fitted with bath, w.c, wash hand basin and heated towel rail.

#### **Externally**

There is gated access to a car park at the rear, which has one allocated space for the apartment.

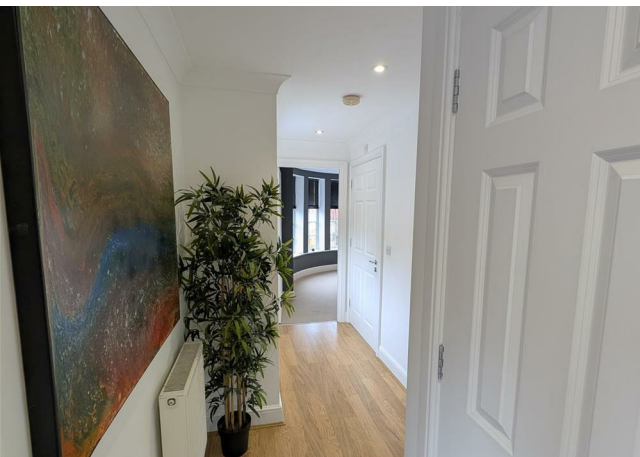












### Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
D  
Annual Price:  
£2,259  
Conservation Area  
Darlington Town Centre  
Flood Risk  
No Risk  
Floor Area  
398 ft 2 / 37 m 2  
Plot size  
0.07 acres (2 Plots)  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
17 Mbps  
Superfast  
80 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

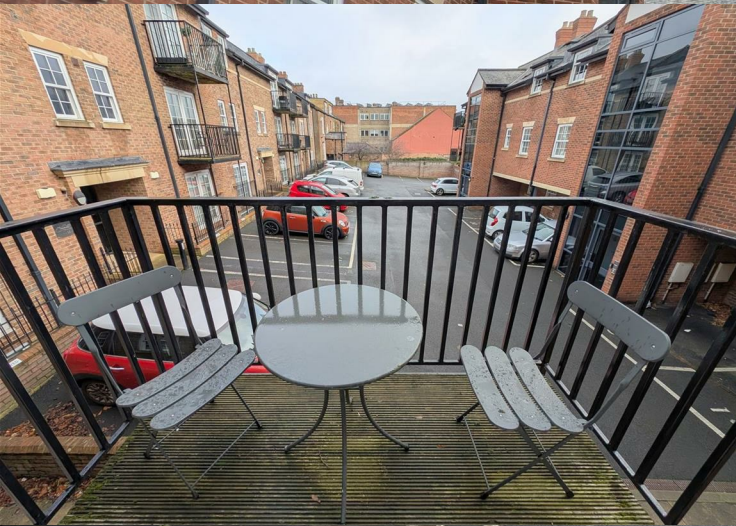
**Tenure**  
Leasehold

### 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



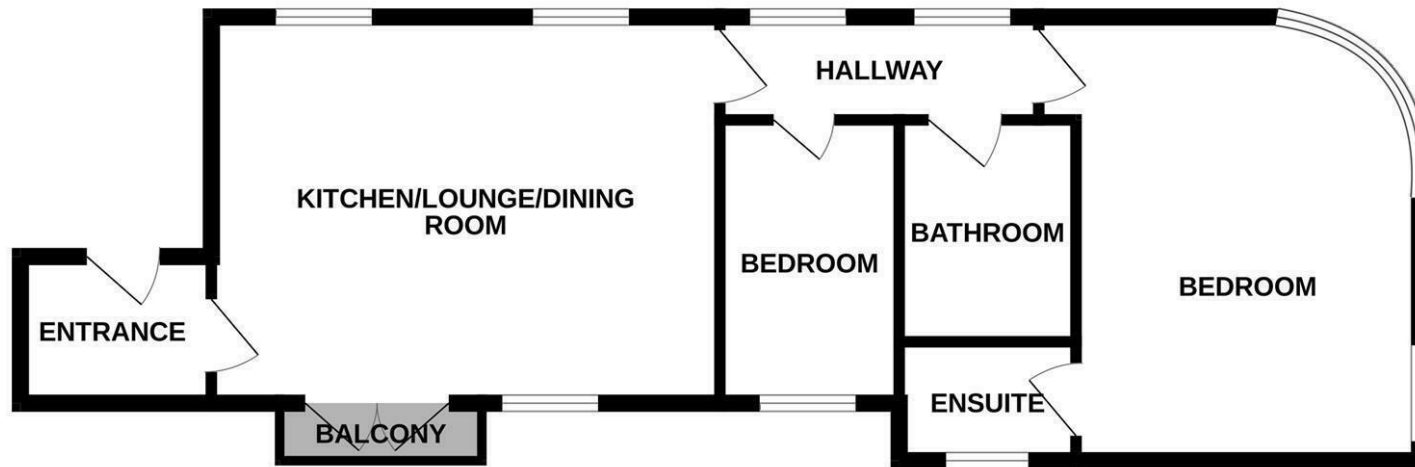






# 16 Northumberland Street | Darlington

## 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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