



Trinity Road

Darlington DL3 7BF

£140,000





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.



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.



Trinity Road

Darlington DL3 7BF



- One Bedroom Retirement Apartment
- Council Tax Band C

- Close to Darlington Town Centre
- Epc Rating B

- Very Well Presented

Venture Properties offer this well presented McCarthy & Stone one bedroom first floor apartment to the market with No Onward Chain. The apartment is perfectly located within a short stroll to Darlington Town Centre and other amenities and is available to the over 55's. The modern and stylish retirement complex offers independent living with a communal feel with an owners lounge/kitchen to meet and socialise with other residents.

The apartment has an open plan lounge/diner/kitchen and balcony, one good size bedroom with fitted wardrobes and a modern shower room. The apartment comes with an allocated parking bay.

Communal Entrance Hallway

A welcoming hallway with access to Managers Office, Guest Suite and Lifts to all floors.

Communal Lounge

A spacious residents lounge with kitchen.

Entrance Hall

With handrail

Lounge/Diner

17'01 x 9'11 (5.21m x 3.02m)

Upvc double glazed window to front and double doors to balcony. Open plan to the kitchen.

Kitchen

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Four ring electric hob and oven with extractor over, integrated fridge freezer and tiled floor.

Balcony

Enjoying views over the residents car park.

Bedroom One

10'00 x 9'11 (3.05m x 3.02m)

Upvc double glazed window to rear, fitted wardrobes with sliding doors.

Shower Room

Walk in shower with low level w.c and wash hand basin in vanity unit.

Externally

Allocated and visitor parking.

Tenure

Leasehold

Property Details

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

West End

Flood Risk

Very low

Floor Area

505 ft 2 / 47 m 2

Plot size

0.85 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

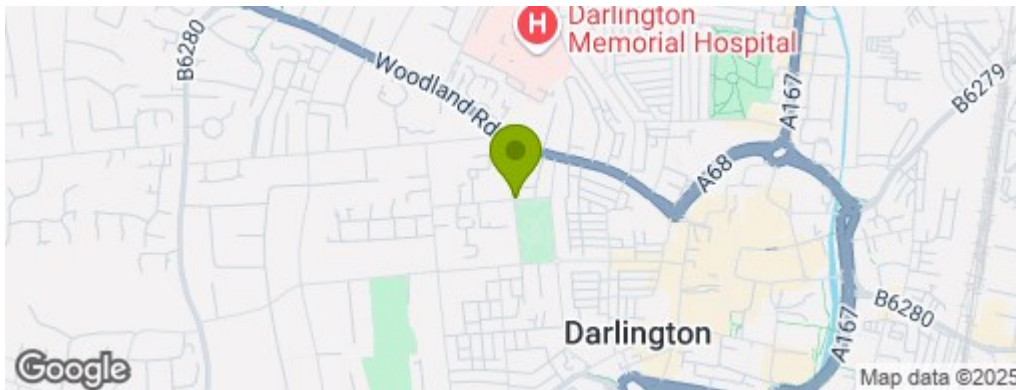
Note

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



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 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.
Made with Metagen 02025



Property Information

01325 363858

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