



Bourne Avenue

Darlington DL1 1LN

Offers Over £85,000





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Bourne Avenue

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- Two Bedroom First Floor Apartment
- Allocated Parking Bays
- Ideal First Home, Investment Or Retirement Property

- Gas Central Heated & Double Glazed
- Communal Gardens
- EPC Grade C

- Offered With No Onward Chain
- Situated Close To Local Amenities
- Council Tax Band B

Welcome to this charming two-bedroom first-floor apartment located on Bourne Avenue in the desirable Eastbourne area of Darlington. This neat and tidy property is perfect for those seeking a comfortable and convenient living space.

As you enter, you will find a welcoming reception room that provides a lovely area for relaxation and entertaining. The apartment features two well-proportioned bedrooms, ideal for a small family, couples, or even as a rental investment. The bathroom is conveniently located, ensuring ease of access for all residents.

This apartment is offered to the market with no onward chain, making it an attractive option for those looking to move in quickly. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Additionally, you will enjoy the convenience of an allocated parking bay, a valuable asset in this popular location. The communal grounds provide a pleasant outdoor space for residents to enjoy, enhancing the overall appeal of this lovely apartment.

Situated close to local amenities, you will find shops, cafes, and parks within easy reach, making daily life both convenient and enjoyable. This property presents an excellent opportunity for first-time buyers or those looking to downsize in a sought-after area. Do not miss your chance to view this delightful apartment in Eastbourne, Darlington.

Communal Hall

With security door allowing access to the first floor.

Entrance Hallway

With front door opening up into hallway with useful store cupboard, access to all rooms, loft access, and gas central heating radiator.

Lounge

10'9" x 15'5" (3.3 x 4.7)

Situated to the rear of the property with two double glazed windows, gas central heating radiator and coved ceiling.

Kitchen Breakfast Room

7'6" x 11'9" (2.3 x 3.6)

Situated to the rear of the property with a modern range of wall floor and drawer unit with contrasting worksurfaces, integrated electric oven and hob with

overhead extractor unit, wall mounted boiler, space for fridge freezer, plumbing connections for an automatic washing machine, part tiled walls and double glazed window.

Bedroom 1

8' 10" x 15' 5" (2.44m 3.05m x 4.57m 1.52m)

A good sized double bedroom situated to the side of the property with double glazed window and gas central heating radiator.

Bedroom 2

6'2" x 7'6" (1.9 x 2.3)

Situated to the side of the property with double glazed window and gas central heating radiator.

Bathroom/W.C

5'6" x 7'6" (1.7 x 2.3)

With a three piece suite comprising panel bath with overhead hand held shower attachment, pedestal wash handbasin, low-level WC, part tiled walls, double glazed window to side elevation and gas central heating radiator.

Externally

The home stands in a well sought-after complex with allocated parking bay, communal grounds and access both to the front and rear elevation of the building.

Property Details

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,845

Conservation Area

No

Flood Risk

Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.20 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

264 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Tenure

Leasehold

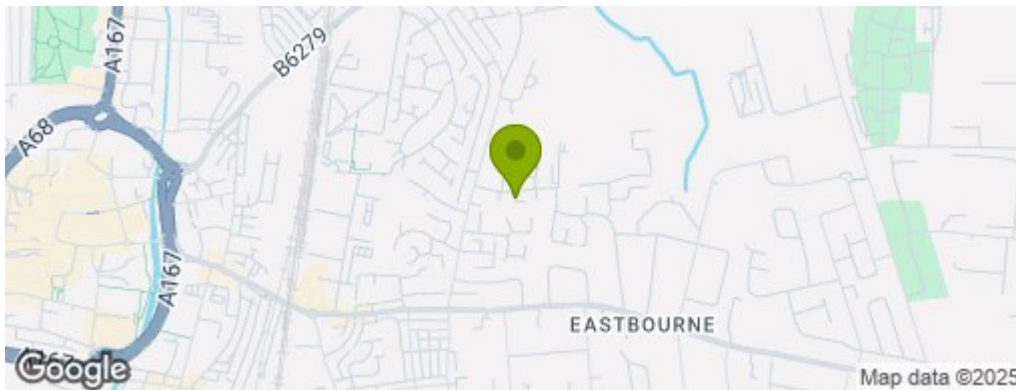
Note

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FIRST 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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