



## Birch View

Darlington DL3 9TN

Offers Over £120,000







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# Birch View

Darlington DL3 9TN



- Two Bedroom Second Floor Apartment
- No Onward Chain

- Close to Local Amenities
- Council Tax Band C

- Allocated Parking
- EPC Rating B

Welcome to Birch View on Greystones Drive in Darlington. A two-bedroom second floor apartment, situated in the sought-after Cockerton location. The property boasts a well-maintained interior with one bathroom and a cosy reception room, perfect for relaxing.

One of the standout features of this apartment is the allocated parking, ensuring you always have a convenient place to park your vehicle.

Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property offers a comfortable and convenient living space.

With the property having No Onward Chain, don't miss out on the chance to make this apartment your own.

Contact us today to arrange a viewing and experience the appeal of Birch View for yourself.

## Communal Entrance

With security door and staircase to all floors.

## Entrance Hallway

With a handset for the entry intercom.

## Lounge/Diner

15'7 x 10'8 (4.75m x 3.25m)

Two upvc double glazed windows to the side and rear, radiator and coving to ceiling.

## Kitchen

7'6 x 7'1 (2.29m x 2.16m)

Fitted with a range of wall, base and drawer units, contrasting work surfaces, four ring gas hob, one and a half bowl composite sink unit with mixer tap, integrated fridge/freezer, integrated tumble dryer, part tiled walls.

## Bedroom 1

13'11 x 8'11 (4.24m x 2.72m)

Upvc double glazed window to the front, fitted wardrobes and radiator.

## Bedroom 2

14' x 8'2 (4.27m x 2.49m)

Upvc double glazed window to the rear, concealed boiler.

## Bathroom

Fitted with a suite comprising panelled bath with shower over and concertina screen, low level wc, wash hand basin, part tiled walls and vinyl flooring. Storage cupboard housing hot water tank and shelving, additional storage cupboard with shelving.

## Externally

Allocated parking bays for residents and visitors. Well maintained communal gardens and communal bin areas

## Council Tax

Band C

## Tenure

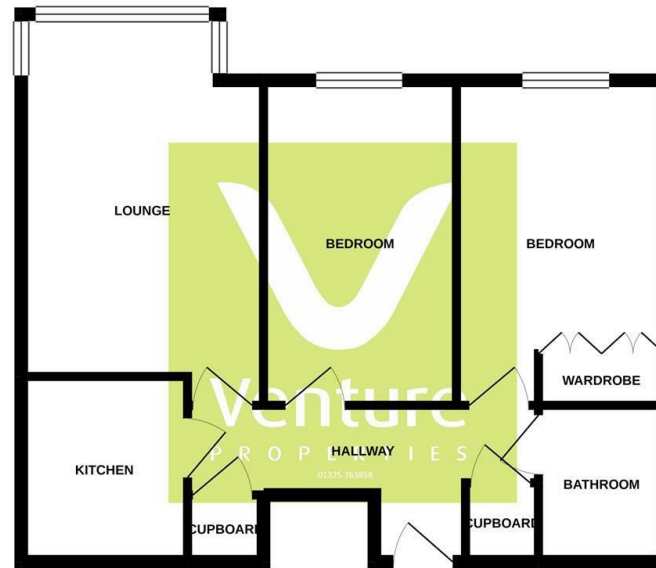
### Note

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

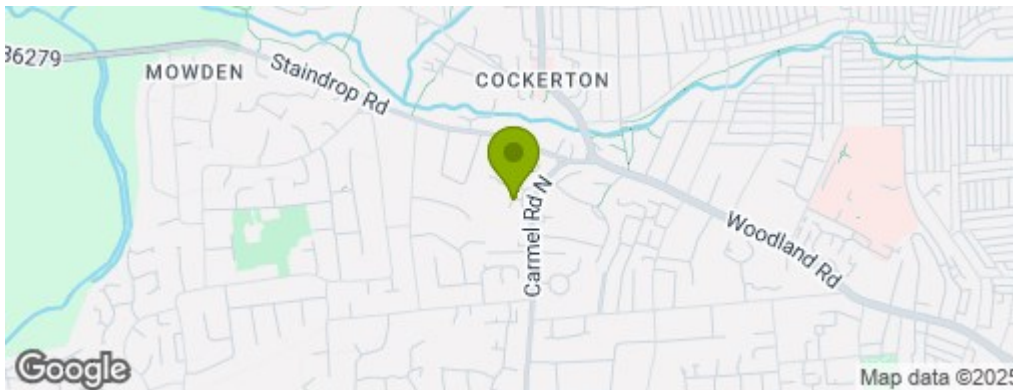
### Disclaimer

Photographs were taken prior to Tenancy.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other parts 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

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)