



## Ashgrove House

Darlington DL3 7UU

£175,000







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# Ashgrove House

Darlington DL3 7UU



- Two Bedroom Grand Apartment
- Allocated Parking
- Council Tax Band C

- Popular West End Area of Darlington
- Close to Town Centre
- Epc Rating C

- En-Suite Bathroom
- Nearby Parks and Green Open Spaces

In the desirable West End of Darlington, this well-presented two-bedroom apartment offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for both relaxation and entertaining guests. Each of the two bedrooms is thoughtfully designed, with the master bedroom benefiting from an en-suite bathroom, providing a private sanctuary for its occupant.

The apartment boasts a modern layout, ensuring that every inch of space is utilised effectively. With two bathrooms in total, morning routines will be a breeze, making it an excellent choice for couples or small families.

Location is key, and this apartment does not disappoint. Situated close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable.

Additionally, the property comes with allocated parking, a valuable feature in this bustling area, ensuring that you will always have a secure place for your vehicle.

This charming apartment is an excellent opportunity for those seeking a stylish and practical living space in Darlington. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs.

Do not miss the chance to make this lovely apartment your new home.

## Entrance Hall

Door to side, storage cupboard and radiator

## Lounge/Diner

18'5 x 15'11 (5.61m x 4.85m)

Sash windows to side, deep, decorative coving to ceiling, electric fire in surround and radiator.

Plenty of space for a dining table and chairs.

## Kitchen

12'2 x 10'8 (3.71m x 3.25m)

Upvc double glazed window to side, Brand new Kitchen fitted ten months ago fitted

with modern wall, base and drawer units, contrasting work surfaces and splashbacks. Stainless steel sink with mixer tap. Four ring gas hob with extractor over and oven. Integrated fridge freezer and dishwasher comes with space for washing machine and tumble dryer. Breakfast bar providing seating, spotlights to ceiling and vertical radiator. Built in brand new boiler

## Bedroom One

13'1 x 9'7 (3.99m x 2.92m)

Upvc double glazed windows to side, double cupboard and radiator.

## En-Suite

Upvc double glazed window to front, walk in shower, w.c and wash hand basin.

## Bedroom Two

13 x 8'11 (3.96m x 2.72m)

Upvc double glazed windows to side, fitted wardrobes with drop down bed and radiator.

## Bathroom

Upvc double glazed window to front, bath, w.c, wash hand basin in vanity unit with storage.

## Externally

To the front is a spacious block paved drive with allocated parking.

## Tenure

Leasehold

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area West End

Flood Risk Very low

Floor Area 775 ft 2 / 72 m 2

Plot size 0.09 acres (2 Plots)

Broadband

Basic

17 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

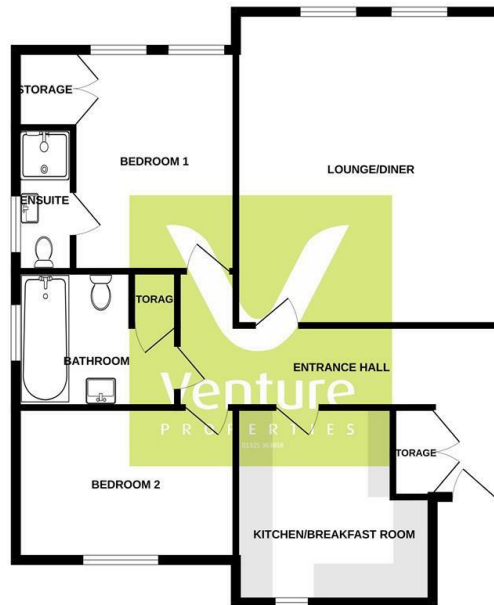
Sky

## Note

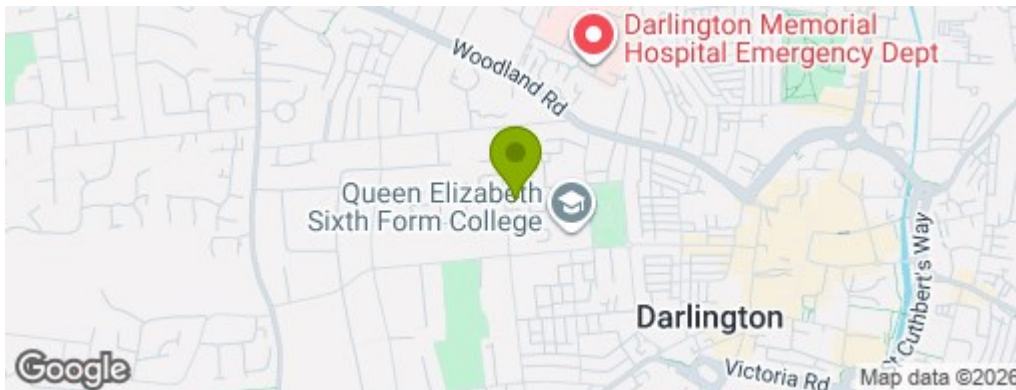
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# GROUND FLOOR



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## Property Information

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