



**Collingsway**  
Darlington DL2 2FD  
**£110,000**





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.



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# Collingsway

## Darlington DL2 2FD



- Ground Floor Apartment
- Communal Gardens and Off Street Parking Allocation
- Epc Rating C

- Two Bedrooms
- Close to Amenities

- En-Suite
- Council Tax Band B

This immaculately presented two bedroom ground floor apartment comes to the market and is located within the West Park development on the outskirts of Darlington within a short stroll to Marks and Spencer Food Hall, Aldi and the Co-Op and other amenities on hand. The property is also commutable to Cockerton Village and major road links.

The property has double glazing, gas central heating and new laminate flooring throughout, together with a replaced kitchen with some integrated appliances.

There are communal grounds and allocated parking bay.

Viewing highly recommended

### Entrance Hall

With intercom system

### Lounge/Dining Room

16'5 x 12'11 (5.00m x 3.94m)

Situated to the front. With double glazed window and radiator.

### Kitchen

7'6 x 5'9 (2.29m x 1.75m)

Upvc double glazed window to rear, fitted with a modern range of grey gloss wall, base and drawer units with contrasting work surfaces. Sharp integrated oven and hob with extractor over and integrated fridge freezer. There is space for a washing machine and a concealed boiler.

### Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

With double glazed window to the front and radiator.

### En-Suite

Fitted with new walk in shower, low level wc, wash hand basin, part tiled splash backs.

### Bedroom Two

11'2 x 8'8 (3.40m x 2.64m)

With double glazed window to the front, radiator.

### Bathroom

Fitted with a panelled bath, pedestal wash hand basin, low level wc and part tiled splash backs.

### Externally

The property stands within communal grounds having an allocated parking bay to the rear. There is also a bin store area.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 602 ft 2 / 56 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

### Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

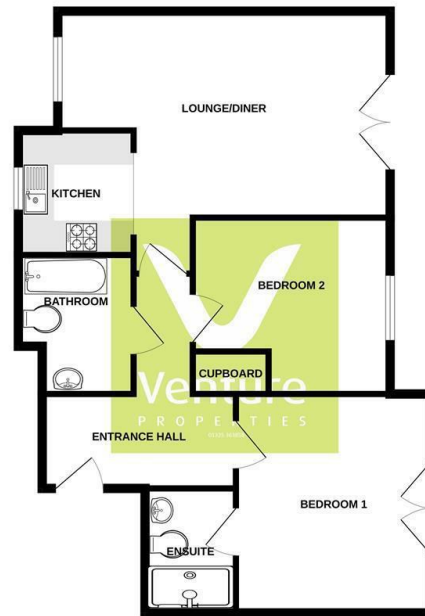
Sky

Virgin

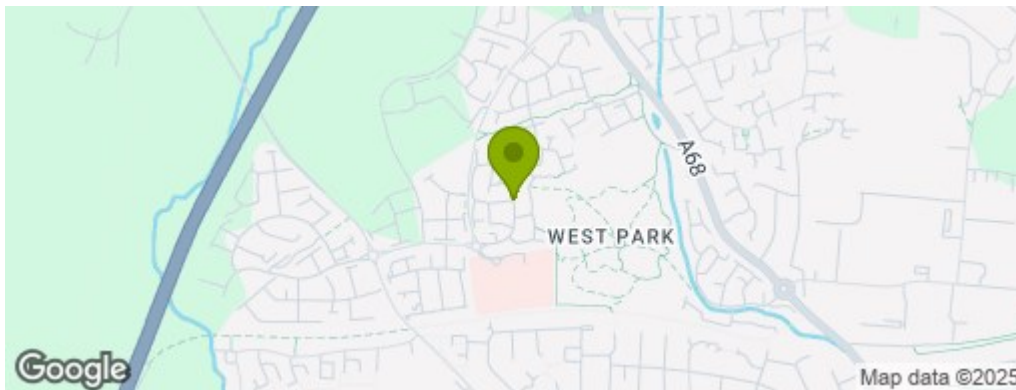
### Note

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# 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 parts 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 actual room, layout and appearance shown here has not been visited and no guarantee as to their quantity or efficiency can be given.  
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## Property Information

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