



## Cheltenham Court, Darlington Road

Darlington DL2 1JU

Offers In The Region Of £85,000





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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# Cheltenham Court, Darlington Road

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- Two Bedroom First Floor Apartment
- Allocated Parking Bay

- Sought After Middleton St. George Village
- Epc Rating C

- Well Maintained Communal Gardens
- Concil Tax Band B

NO CHAIN - PRICED TO SELL. This well presented two bedroom first floor apartment is located in the ever increasing popular village of Middleton St. George, within easy reach of both Darlington and Teeside.

The property benefits from upvc double glazing throughout and a fantastic open plan lounge/dining room, which is ideal for family living or entertaining along with two good sized bedrooms.

Externally the communal gardens are kept to a high standard and there are allocated parking bays.

Council tax Band A.

## Entrance Hall

Entrance door, storage heater, laminate flooring and intercom system.

## Lounge/Diner

21'3 x 14'7 (6.48m x 4.45m)

Upvc double glazed window and door to front, storage heater, double storage cupboard and laminate flooring.

## Kitchen

7'8 x 7'8 (2.34m x 2.34m)

Fitted with wall, base and drawer units, contrasting work surfaces, electric hob with eye level oven, integrated fridge freezer and microwave. Stainless steel sink and space for washing machine. Laminate flooring.

## Bedroom One

16'2 x 8'3 (4.93m x 2.51m)

Upvc double glazed window to rear, built in wardrobe and storage heater.

## Bedroom Two

14'4 x 10'3 (4.37m x 3.12m)

Upvc double glazed windows to rear and side, built in wardrobe and storage heater.

## Bathroom

Fitted with panelled bath and shower cubicle, low level w/c, wash hand basin, part tiles walls and tiled floor.

## Externally

There are well maintained grounds and allocated parking bays.

## Council Tax

Band B

## Tenure

Leasehold

## 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

785 ft 2 / 73 m 2

Plot size

1.33 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Satellite / Fibre TV Availability

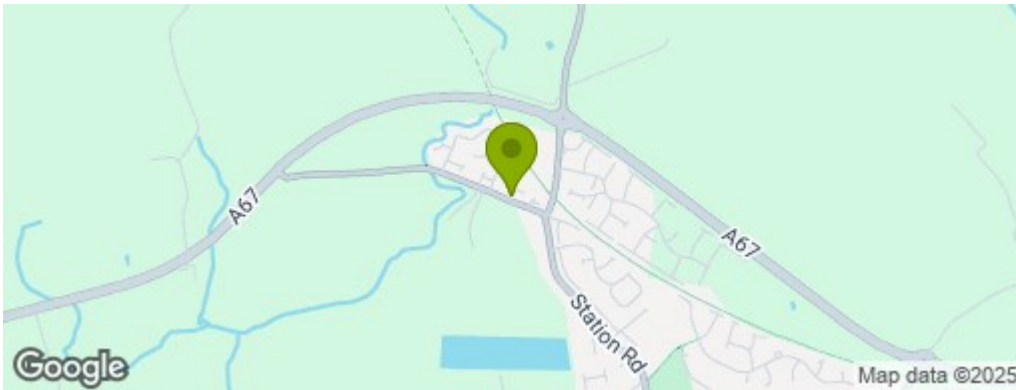
BT

Sky

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 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

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