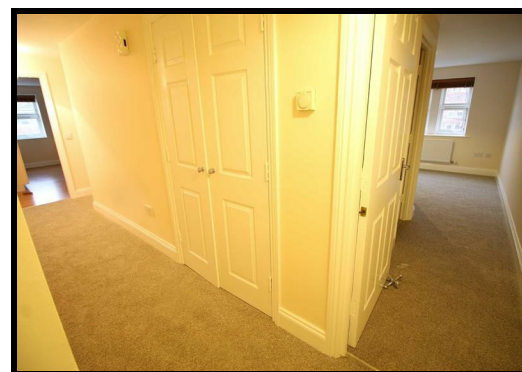




## 10 Ashgrove House, Darlington Offers Over £120,000

A truly magnificent second floor apartment, situated on an exclusive residential development within the heart of the desirable West End of Darlington. Offered For Sale with no onward chain this stunning residence is located within walking distance of Darlington Town Centre where you will find a host of amenities including continental cafe's, bars, restaurants boutiques and leisure facilities. The property is also conveniently located within walking distance of First class local schools including the Federation of Abbey Infant and Junior schools, Hummersknott Academy and Carmel College. Finished to an extremely high specification in brief this beautiful apartment comprises of a welcoming entrance hallway, a beautifully appointed open plan lounge / kitchen, the contemporary kitchen has a range of modern wall and floor units, contrasting worktops and integrated appliances, a master bedroom with an adjoining en suite shower room, a further double bedroom and a family bathroom. This property also benefits from an allocated car parking space providing off road car parking and an intercom entry system. We would recommend viewings at the earliest opportunity to avoid disappointment.



# 10 Ashgrove House, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
Gas fired central heating  
Immaculately presented  
UPVC double glazed windows throughout  
Council Tax - Band C  
Situated within the desirable West End of Darlington

## Location

Ashgrove House is situated on Trinity Road on a modern residential development in what is considered to be one of Darlington's premier residential West End locations. This stunning residence is superbly positioned within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing First class local Schools and Colleges to include The Queen Elizabeth Sixth Form College, Polam Hall School and Sixth Form, The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Hummersknott Academy and Carmel College. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

## Entrance Hallway

The welcoming and spacious entrance hallway is decorated in neutral tones and benefits from a cupboard providing useful storage and an entry intercom system.

## Lounge

14'7" x 16'1"

The beautifully appointed lounge which is open plan with the Kitchen overlooks the front elevation of the property. Decorated in neutral tones and benefiting from a Bay window with vertical blinds and laminated flooring.

## Kitchen

7'11" x 15'1"

The modern and contemporary kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops and benefiting from a number of integrated appliances including an electric oven with a gas hob, a fridge freezer and a dishwasher. There is a separate work surface incorporating a stainless steel sink and drainer and a number of base units.

## Bedroom One

11'0" x 10'8"

The master bedroom is decorated in neutral tones with a UPVC double glazed window overlooking the front elevation of the property and benefiting from an adjoining en suite shower room.

## En suite shower room

5'5" x 5'1"

The modern en suite shower room is fitted with a contemporary suite comprising of a shower cubicle with a chrome shower, a low level WC and a wash hand basin. The shower room also benefits from an extractor fan, a shaving point and a vanity cabinet.

## Bedroom Two

11'1" x 8'4"

Overlooking the front elevation of the property a further double bedroom tastefully decorated in neutral tones.

## Bathroom

7'4" x 6'3"

The bathroom is fitted with a modern suite comprising of a bath with shower attachment, a low level WC and a wash hand basin.

## Externally

Externally there is an allocated car parking space providing off road car parking.

