



54 Appleby Close, Darlington Offers In The Region Of £90,000

OFFERED FOR SALE WITH NO ONWARD CHAIN. Occupying an extremely pleasing position on a modern residential development a fantastic opportunity has arisen to acquire a modern two bed roomed apartment. In brief the property is comprised of an entrance hallway, a living room, kitchen, a double bedroom with a walk in wardrobe, a further double bedroom and a bathroom. Externally there is an allocated off road car parking space. Appleby Close is conveniently located within easy reach of Darlington Town centre, where you will find an abundance of local amenities including shops, restaurants, cafes, bars and leisure facilities. Darlington's main line Railway Station is within walking distance of the property providing fantastic commuter access. The property would be suited to a number of purchasers including first time buyers or investors looking for a pleasing investment opportunity. We recommend viewings at the earliest opportunity to avoid disappointment.



54 Appleby Close, Darlington

General Remarks

Offered For Sale With NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a two bed roomed third floor apartment situated on Appleby Close just off Neasham Road in Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band B

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Appleby Close is conveniently placed within a short drive from Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. 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 which is currently undergoing a multi million pound renovation is situated within a short walk of the property providing easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

Entrance Hallway

The property is entered through a wood door leading in to an entrance hallway. The hallway is warmed by a central heating radiator and benefits from an entry intercom system, a cupboard providing useful storage and a hatch giving access to the attic.

Living Room

16'0" x 11'4"

The living room is warmed by two central heating radiators, is tastefully decorated in neutral tones and benefits from a double glazed window overlooking the front elevation of the property and UPVC double glazed French doors with a Juliette balcony

Kitchen

9'10" x 8'4"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, an integrated electric oven with an over head extractor hood, plumbing for an automatic washing machine and a UPVC double glazed window which overlooks the front elevation of the property.

Bedroom One

8'5" x 11'8"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property and a walk in wardrobe providing useful storage.

Bedroom Two

7'11" x 8'6"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bathroom

5'5" x 7'3"

The bathroom is warmed by a central heating radiator, has vinyl flooring and is fitted with a modern suite comprising of a panelled bath with over head shower, a wash hand basin, a low level WC and extractor fan.

Externally

Externally there is an allocated off road car parking space.

