



**Collingsway**

Darlington DL2 2FD

**Offers Over £80,000**





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.



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.



# Collingsway

## Darlington DL2 2FD



- One Bedroom Ground Floor Apartment
- No Onward Chain
- Council Tax Band B

- Popular West park Area of Darlington
- Great Access to Travel and Transport
- EPC Rating C

- Allocated Parking
- Generous Rooms
- En-Suite

Welcome to this one bedroom, ground floor apartment, of a well-maintained building in the desirable area of Collingsway, West Park. This well-appointed property features one spacious reception room, perfect for relaxing or entertaining guests. The apartment boasts one comfortable bedroom, providing a peaceful retreat at the end of the day.

One of the standout features of this home is the convenience of an en-suite shower room and a separate wc., which is a rare find in an apartment of this size. This thoughtful layout ensures that both residents and visitors can enjoy privacy and comfort.

The property also includes allocated parking for one vehicle, making it easy for you to come and go as you please. With excellent travel and transport links nearby, commuting to work or exploring the surrounding areas is a breeze.

Residents will also appreciate the communal grounds, which provide a pleasant outdoor space to enjoy.

This apartment is ideal for individuals or couples seeking a modern living space in a vibrant community. Don't miss the opportunity to make this lovely apartment your new home in Darlington.

### Communal Entrance

#### Entrance

Door to front and fitted storage cupboard with double doors. Access to w.c.

#### Separate W.C

With w.c and wash hand basin with tiled splashback.

#### Lounge

17'2 x 11'10 (5.23m x 3.61m)

Upvc double glazed windows to side and rear, open aspect to kitchen. Wood flooring.

### Kitchen

7'9 x 5'11 (2.36m x 1.80m)

Fitted with wall, base and drawer units, stainless steel sink, four ring hob with extractor over and oven. Space for an under counter fridge, freezer and washing machine.

### Bedroom

12'0 x 10'10 (3.66m x 3.30m)

Upvc double glazed window to rear and access to en-suite bathroom.

### En-Suite Bathroom

Fitted with double sixe shower cubicle, low level w.c and wash hand basin, part tiled walls.

### Externally

To the rear of the property is an allocated parking space in private grounds.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 505 ft 2 / 47 m 2

Plot size 0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

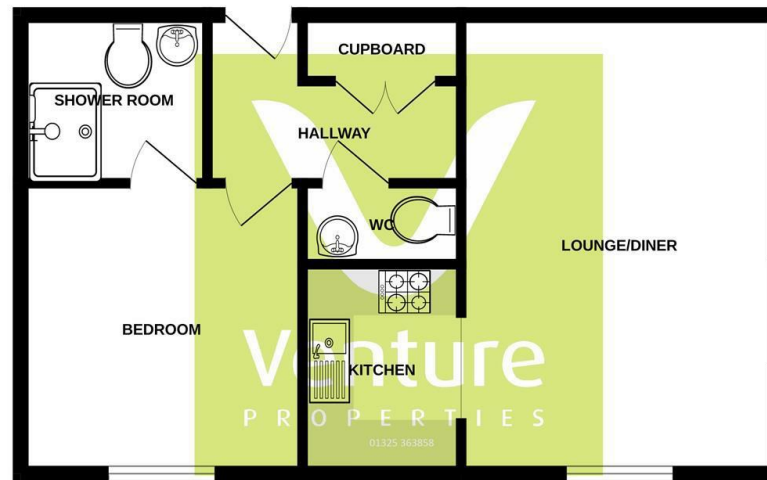
### Note

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.

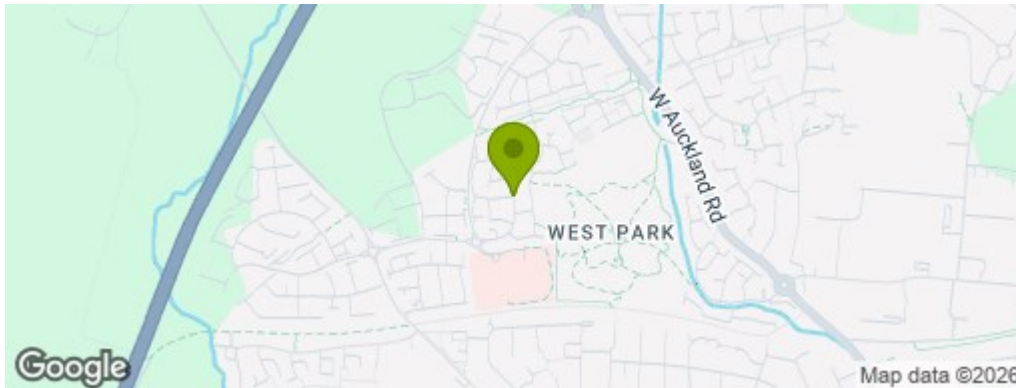
### Additional Comments

The Vendor is will to leave/negotiate on items of furniture.

## 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.  
Made with Metropix ©2020



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)