



*Ann Cordey*  
ESTATE AGENTS

3 St. Cuthberts Place, Darlington, County Durham, DL3 7UX  
Offers In The Region Of £110,000





**3 St. Cuthberts Place, Darlington, County Durham, DL3 7UX**

Available for sale with no onward chain and set in a prime West End location, this well-presented TWO BEDROOM GROUND FLOOR APARTMENT offers comfortable and practical living.

The accommodation comprises a communal entrance leading to an internal hallway and then into a spacious lounge with patio doors, allowing for plenty of natural light. The fitted kitchen features a range of wall and base units and is complete with a built-in electric oven and hob, fridge freezer, and dishwasher.

There is a generous master bedroom with a separate walk-in wardrobe, a further single bedroom, and a bathroom fitted with a low-level hand basin, WC, bath, and separate shower.

Externally, the property benefits from a single garage, allocated parking within a car park to the rear, and access to a well-maintained communal garden.

**HALLWAY**

**LOUNGE**

**14'1" x 14'1" (4.3m x 4.3m )**

**BEDROOM ONE**

**13'9" x 8'2" (4.2m x 2.5m )**

**BEDROOM TWO**

**10'9" x 10'5" (3.3m x 3.2m )**

**KITCHEN**

**12'5" x 5'10" (3.8m x 1.8m )**

**BATHROOM**

**6'6" x 5'10" (2.m x 1.8m )**





GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing information, no representation is made as to the correctness of the same. The plan is for illustrative purposes only and should not be relied upon for any purpose whatsoever. The plan is for illustrative purposes only and should not be relied upon for any purpose whatsoever. The plan is for illustrative purposes only and should not be relied upon for any purpose whatsoever.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



*Ann Cordey*  
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX  
Tel: 01325 488433  
Email: sales@anncordey.com  
www.anncordey.com





