



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



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of distances, areas and any other details are approximate and no guarantee is given as to their accuracy. Any prospective purchaser must satisfy themselves as to the accuracy of these details by referring to the relevant title plan or by seeking professional advice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.



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