



Maude Street

Darlington DL3 7PT

Asking Price £75,000





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.



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- First Floor Apartment
- Allocated Parking
- Council Tax Band B

- Newly Fitted Kitchen/Decor and Carpets
- No Onward Chain
- EPC Grade D

- Quiet Location
- Close To Town Centre
- Viewing Recommended

Welcome to this well presented two-bedroom first-floor apartment located on Maude Street in the centre of Darlington. This recently updated property offers a perfect blend of modern living and convenience, making it an ideal choice for first-time buyers/those looking to downsize or for that of an investor.

The kitchen has been replaced with a modern range of units and the apartment has been recently decorated throughout, showcasing fresh paint and new carpets and flooring that enhance its appeal.

One of the key advantages of this property is the parking space available for one vehicle, a valuable asset. Additionally, there is no onward chain, allowing for a smooth and efficient purchase process.

Situated in close proximity to Darlington Town Centre, residents will enjoy easy access to a variety of shops, restaurants, and amenities. The nearby Memorial Hospital adds to the convenience of the location, making this apartment a practical choice for those who value accessibility.

In summary, this delightful apartment on Maude Street is a fantastic opportunity for anyone seeking a modern, well-maintained home in a prime location. Don't miss your chance to view this property and experience all it has to offer.

Entrance Hallway

With mail box and staircase to the apartment.

Kitchen/Diner

15'7" x 7'2" (4.75 x 2.19)

With entrance door, fitted with a range of modern wall, base and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap, integrated electric hob and oven with extractor over, part tiled walls, wood effect laminate flooring, window, storage heater.

Lounge

11'9" x 11'3" (3.60 x 3.44)

With bay window and electric storage heater.

Bedroom One

10'0" x 11'3" (3.05 x 3.45)

A double bedroom to the rear. With window and electric storage heater.

Bedroom Two

8'9" x 7'2" (2.69 x 2.19)

A single bedroom to the rear with window and electric storage heater.

Bathroom

Fitted with a white suite comprising bath with overhead electric shower and screen, wash hand basin, low level wc, part clad walls, obscure window and vanity cupboard.

Externally

There is an allocated parking bay and communal entrance hallway.

Tenure

This property is Leasehold
£35 per annum

Property Details

Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.26 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic

18 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky

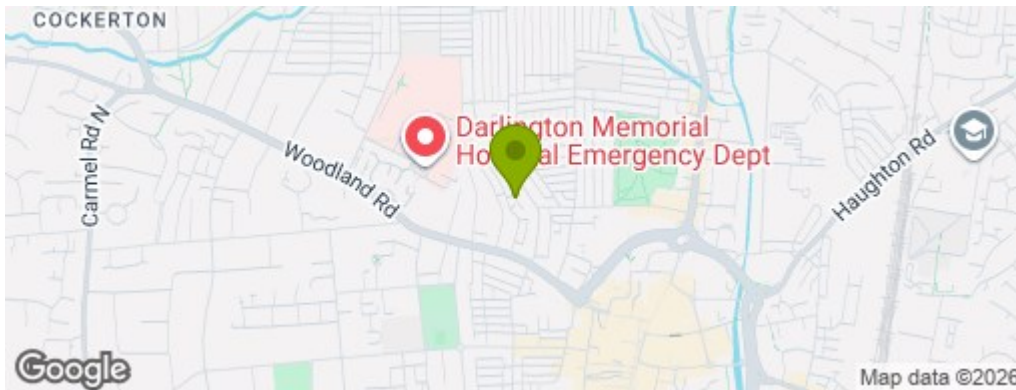
Note

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

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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, system and appearance of each item are not shown to scale and no guarantee as to their quality or efficiency can be given.
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