



Ann Cordey
ESTATE AGENTS

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



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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 information. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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			England & Wales		
EU Directive 2002/91/EC			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.

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