

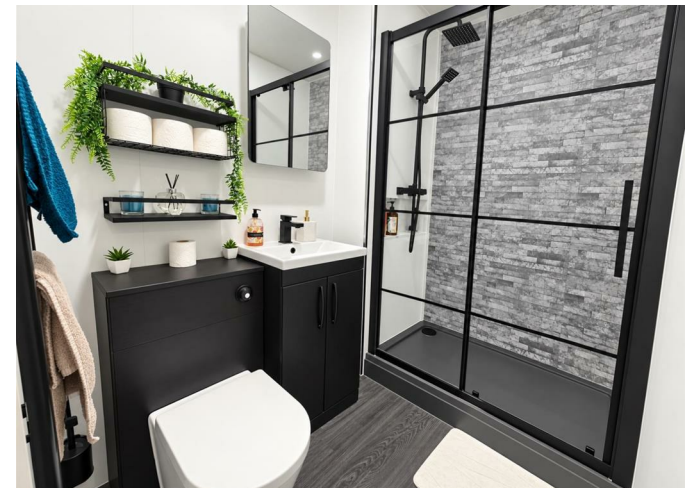


George Stephenson Drive, DL2 2GE
2 Bed - Apartment
£110,000

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS



George Stephenson Drive, DL2 2GE

*** GROUND FLOOR APARTMENT ***

*** CAREFULLY DESIGNED THROUGHOUT ***

On the market, this lovely ground floor apartment, situated within a sought-after West Park Development, designed to be contemporary, but utilising every space throughout. The apartment is located close to local amenities, with excellent transport links.

The apartment briefly comprises of; entrance hall, with generous sized open-plan kitchen / diner / living area. The fitted kitchen benefits from integrated washer/dryer, dishwasher, fridge/freezer, oven and induction hob. In addition the apartment has two double bedrooms, (master bedroom with en-suite shower room), and a family bathroom.

Externally, the property has allocated parking space to the rear, with well maintained communal gardens.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



Entrance Hall

15'11 x 9'03 (4.85m x 2.82m)

Bedroom 1

8'05 x 15'01 (2.57m x 4.60m)

En-Suite

4'09 x 7'03 (1.45m x 2.21m)

Bedroom 2

9'02 x 11'08 (2.79m x 3.56m)

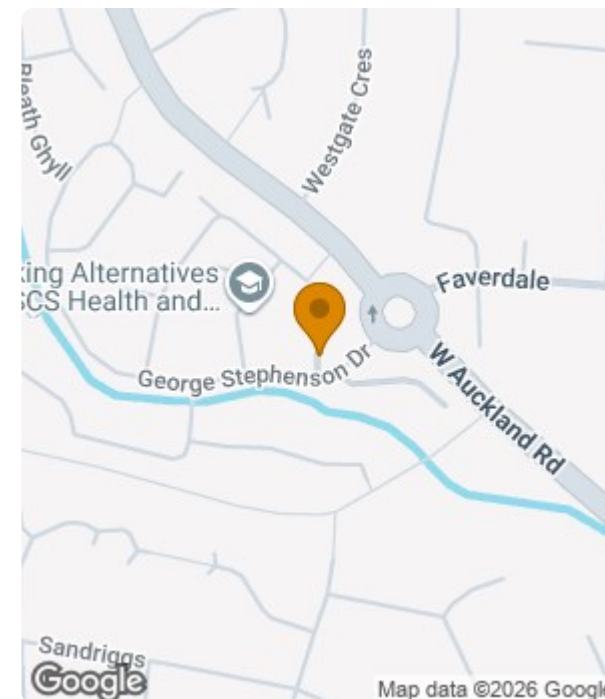
Family Bathroom

5'10 x 7'01 (1.78m x 2.16m)

Open-Plan Kitchen / Diner / Living Area

18'09 x 18'08 (5.72m x 5.69m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area 67.6 m² (728 sq.ft.) approx

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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