



Ann Cordey
ESTATE AGENTS

8 Marske Grove, Darlington, DL3 0FD
Offers In The Region Of £68,000



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Positioned within a cul-de-sac location and enjoying convenient access to local shops, bus routes and transport links this TWO BEDROOMED ground floor apartment is offered for sale with no onward chain and is in ready to move into order.

The accommodation has a spacious and pleasant feel with a well planned layout. The L shape lounge/dining room is of a good size and has French doors opening onto the communal gardens at the front which has a paved patio seating area to enjoy the outside space.

Both bedrooms are of a good size and are serviced by wetroom/WC with shower facilities which was adapted for convenience and comprises a modern suite.

The apartment has been a very successful and long term let for the current owner and would be suitable for someone requiring ease of access at the ground floor and property with very little up keep. The fact that that the wetroom was recently upgraded is also very attractive for people requiring those facilities.

The property is fully double glazed and is warmed by electric heating. The property is leasehold with a 975 years remaining and council tax A.

The locality within the Harrowgate Hill is ideally placed within walking distance to local shops and chainstore supermarket. There are regular bus services and excellent transport links. Externally the property also benefits from an allocated parking space and ample visitor parking.

TENURE: Leasehold

COUNCIL TAX: A

COMMUNAL HALLWAY

With intercom access to the hallway and leading the the entrance door of the apartment.

RECEPTION HALLWAY

The reception hallway leads to the lounge/diner, wetroom/wc and both bedrooms. There is also a built in storage cupboard.

LOUNGE/DINER

17'10" x 13'10" (5.45 x 4.24)

A spacious and welcoming reception room which is L shaped and has a window to front and French doors opening onto the communal garden. The room leads to the kitchen.

KITCHEN

7'10" x 7'3" (2.39 x 2.22)

Fitted with an ample range of cabinets and worksurfaces. The free standing appliances are included also (washing machine, electric cooker, fridge and microwave).

BEDROOM ONE

10'11" x 9'10" (3.35 x 3.02)

A generous double bedroom with a window to the rear aspect.

BEDROOM TWO

9'11" x 6'7" (3.03 x 2.03)

A second good sized bedroom also with a window to the rear.



WETROOM/WC

Adapted for convenience with wetroom access with electric shower, handbasin and WC.

EXTERNALLY

The property sits in communal gardens and has an allocated parking space and ample visitors parking.



GROUND FLOOR
1661 sq ft (154.2 sq m) approx.



TOTAL FLOOR AREA: 1661 sq ft (154.2 sq m) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



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



