



George Stephenson Drive, Darlington  
Darlington



Offers in Region of £90,000



## George Stephenson Drive

Darlington, Darlington

**Offered with No Onward Chain** - We are delighted to bring to market this beautifully presented two-bedroom apartment, located in the highly sought-after West Park development. This popular location is known for its excellent local amenities, with Lidl, Marks & Spencer, Co-op, and Aldi all within walking distance. The property also benefits from easy access to the A1(M), making it ideal for commuting, and is perfectly positioned near open parkland, including the scenic West Park Nature Reserve.

The apartment itself offers spacious and well-designed accommodation, featuring brand new carpet and flooring throughout. Upon entering, you are welcomed by a hallway that provides access to two generous storage cupboards. The open-plan lounge and dining area is flooded with natural light and enhanced by a Juliette balcony, creating a bright and airy space that is perfect for relaxing or entertaining. The adjoining kitchen is fitted with a range of units and offers practical space for cooking and dining.

There are two bedrooms, with the main bedroom benefiting from its own en-suite shower room, while a modern family bathroom serves the rest of the apartment. The property is double glazed and warmed by gas central heating, ensuring comfort all year round.

Externally, the apartment includes an allocated parking bay to the rear. This property will appeal to a variety of buyers and is offered with the significant advantage of **no onward chain**, allowing for a smooth and straightforward purchase.

Please note that some rooms have been digitally staged for illustrative purposes.

- Two Double Bedrooms / En-suite
- Open-Plan Living – Bright lounge/diner with Juliette



### Hallway

3'0" x 12'6" (0.94 x 3.82 m)

### Lounge/Diner/Kitchen

18'9" x 18'6" (5.72 x 5.65 m)

### Bedroom 1

15'0" x 11'1" (4.58 x 3.40 m)

### En-suite

7'1" x 4'9" (2.16 x 1.45 m)

### Bedroom 2

9'0" x 11'8" (2.76 x 3.56 m)

### Bathroom

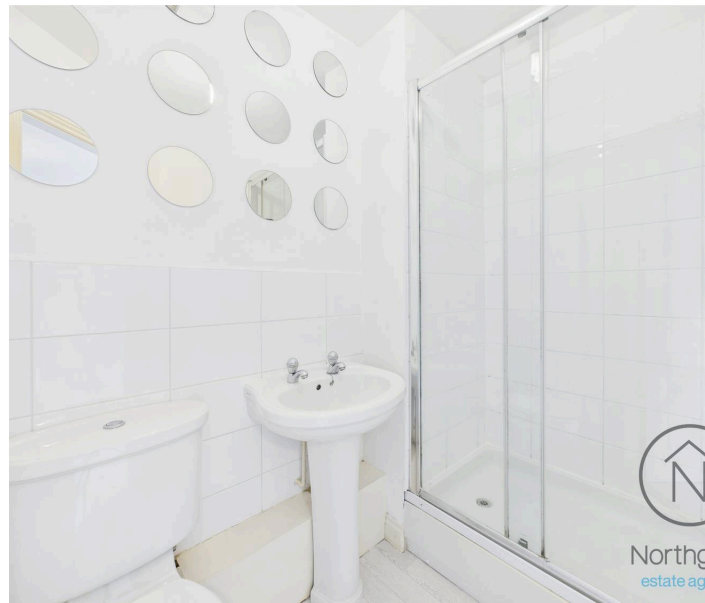
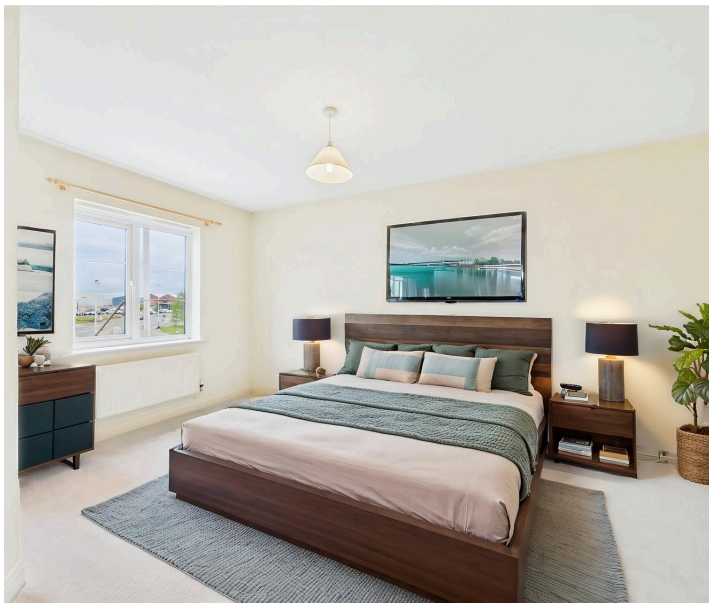
5'8" x 7'0" (1.75 x 2.15 m)

### Allocated parking

1 Parking Space

Council Tax band: B

Tenure: Leasehold



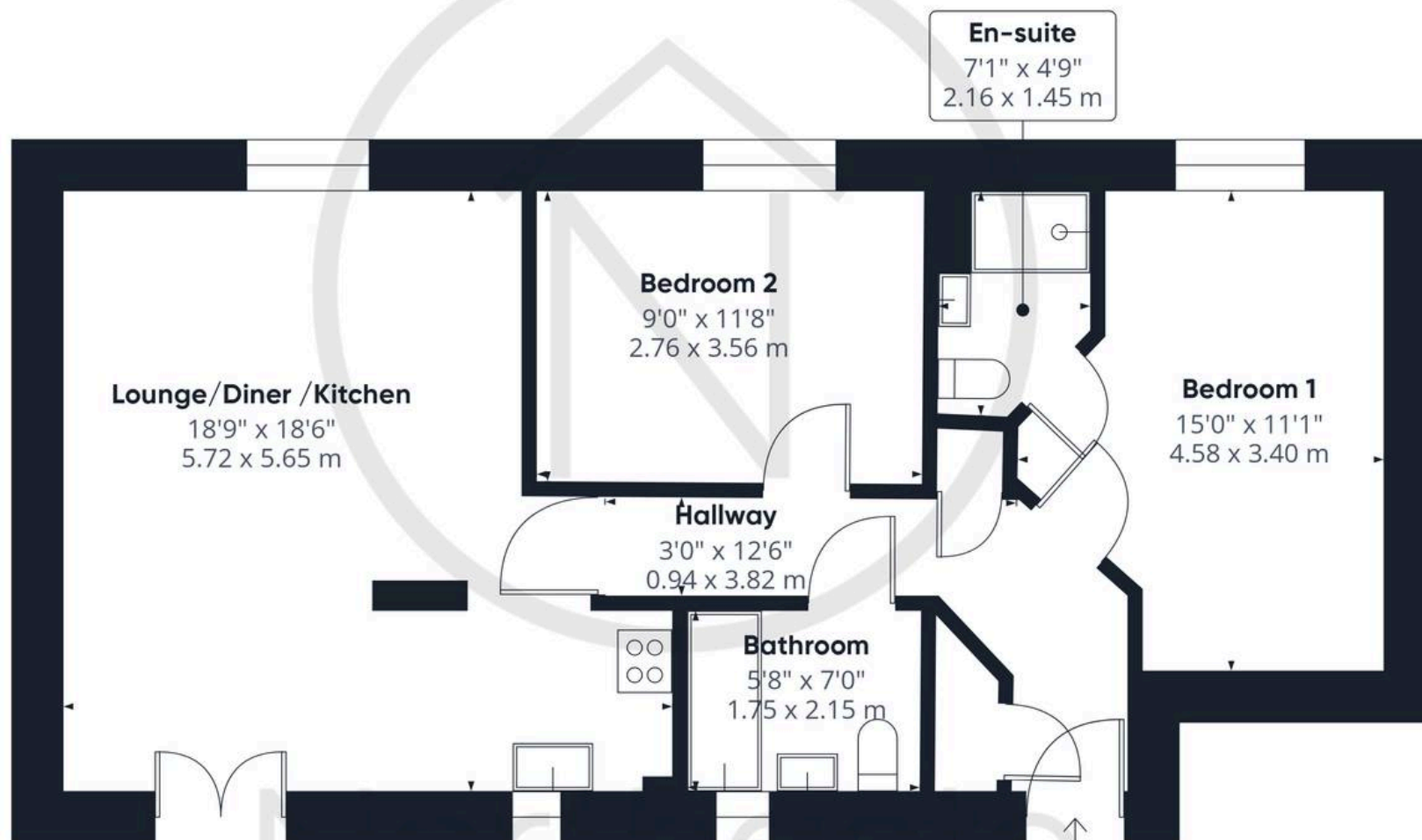


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>80</b>	<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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Approximate total area<sup>(1)</sup>

703 ft<sup>2</sup>  
65.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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