



**Alverton Drive, Faverdale, DL3 0GA**  
**2 Bed - Flat**  
**£89,950**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Alverton Drive, Faverdale, DL3 0GA

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET \*\*\*

On the market with Smith & Friends Estate Agents, this lovely first floor two bedroom apartment situated within the sought after area of High Grange, West Park, Darlington.

Faverdale is a vibrant suburb offering exceptional schools and connectivity. West Park Academy (ages 3–11) is rated Good—its March 2024 short inspection confirms a lively, nurturing environment where pupils flourish academically and emotionally

For older children, Longfield Academy (ages 11–16) recently earned a Good rating in its 2023 Ofsted inspection—recognised for inclusive values, calm behaviour, strong pastoral support, and outstanding sixth-form provisions

Transport links couldn't be simpler: the A1(M) is close by, putting Durham, Newcastle, York, and beyond within easy reach. Darlington's mainline station offers fast connections to London, Edinburgh, and Manchester—perfect for commuting or day trips. Local conveniences include supermarkets, retail parks, West Park's scenic trails, and easy access to Darlington Memorial Hospital.

The property briefly comprises of; Entrance Hall, Open-Plan Living / Dining / Kitchen Area, Two Bedrooms and a Family Bathroom.

Externally, the property has communal gardens surrounding the apartments, with allocated parking bay to the side of the property.

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



## Entrance Hallway

12'5" x 3'2" (3.80m x 0.99m)

## Living / Dining / Kitchen Area

18'5" x 18'9" (5.62m x 5.74m)

## Bedroom 1

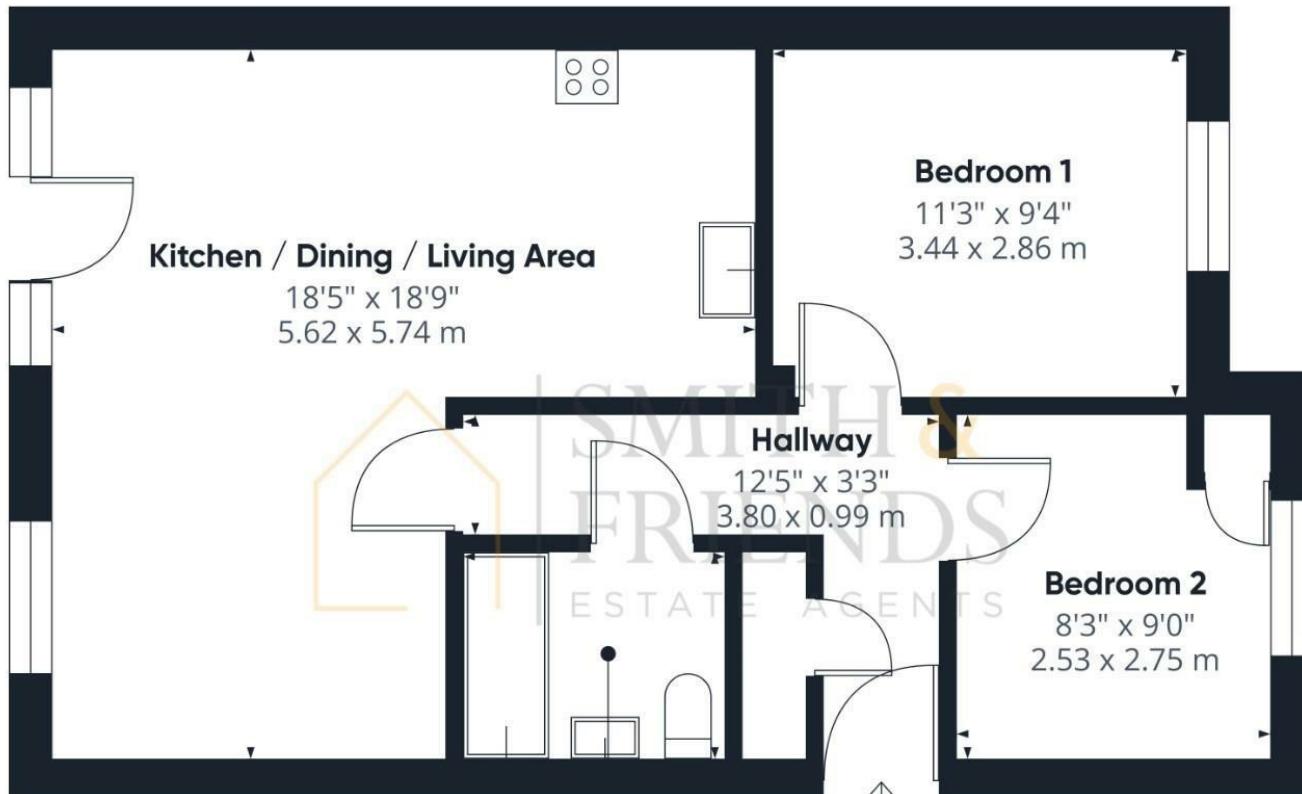
11'3" x 9'4" (3.44m x 2.86m)

## Bedroom 2

8'3" x 9'0" (2.53m x 2.75m)

## Family Bathroom

6'10" x 5'6" (2.09m x 1.70m)



### Kitchen / Dining / Living Area

18'5" x 18'9"  
5.62 x 5.74 m

### Hallway

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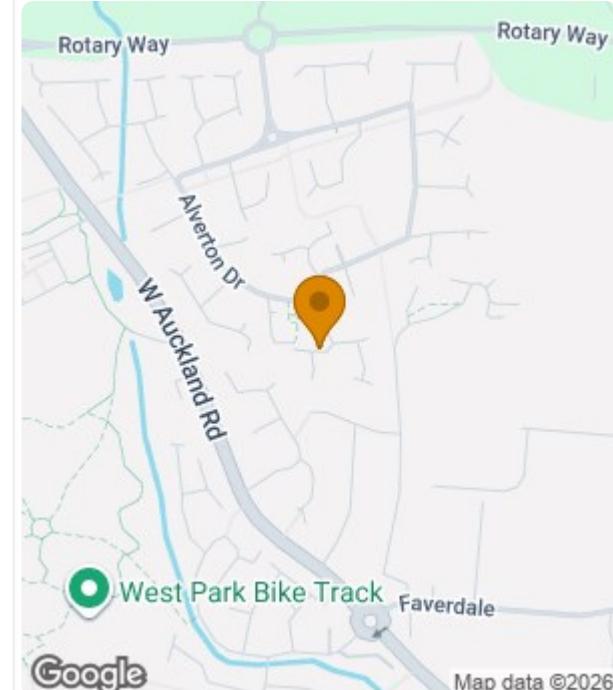
#### Approximate total area<sup>(1)</sup>

562 ft<sup>2</sup>  
52.2 m<sup>2</sup>

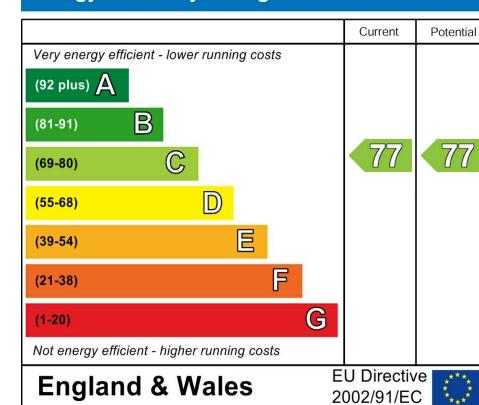
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



#### Energy Efficiency Rating



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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