



**Marske Grove**

Darlington DL3 0FD

**£69,495**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Marske Grove

## Darlington DL3 0FD



- Two Bedroom Second Floor Apartment
- Allocated Parking
- EPC Rating D

- Harrowgate Hill
- Viewing Recommended
- Priced To Sell

- Close To Local Amenities
- Council Tax Band A

Welcome to Marske Grove in the heart of Darlington. This delightful second floor apartment features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The apartment boasts a spacious reception room, perfect for relaxing or entertaining guests, providing a warm and inviting atmosphere.

The well-appointed bathroom ensures convenience and comfort, catering to all your daily needs. The property also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Situated in a desirable location, this apartment offers easy access to local amenities, including shops, schools, and parks, making it a practical choice for everyday living. With its appealing layout and prime location, this property presents an excellent opportunity for those looking to settle in Darlington. Don't miss the chance to make this lovely apartment your new home.

### Communal Entrance

Communal door and staircase to higher floors.

### Entrance Hall

Door to front, laminate flooring, two storage cupboards, wall mounted electric heater and loft access with ladder.

### Living Room

13'9" x 9'6" (4.202 x 2.914)

UPVC double glazed patio doors with shutters to Juliette style balcony. Open plan access to kitchen/diner.

### Kitchen/Diner

13'8" x 7'11" (4.183 x 2.429)

Upvc double glazed window, fitted wall, base and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap, electric hob and oven with extractor over. Part tiled walls, washing machine, fridge freezer, space for a small dining table and chairs.

### Bedroom One

10'10" x 9'11" (3.325 x 3.038)

Upvc double glazed window to rear with rear shutter blind.

### Bedroom Two

9'11" x 6'8" (3.035 x 2.036)

Upvc double glazed window to rear with shutter blind.

### Bathroom

Panelled bath with shower over, low level w.c, wash hand basin, part tiled walls and laminate flooring.

### Externally

Allocated parking to the rear of the property.  
Communal grounds.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area No  
Flood Risk Very low  
Floor Area 559 ft 2 / 52 m 2  
Plot size 0.03 acres (2 Plots)  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
12 Mbps  
Superfast  
80 Mbps  
Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Disclaimer

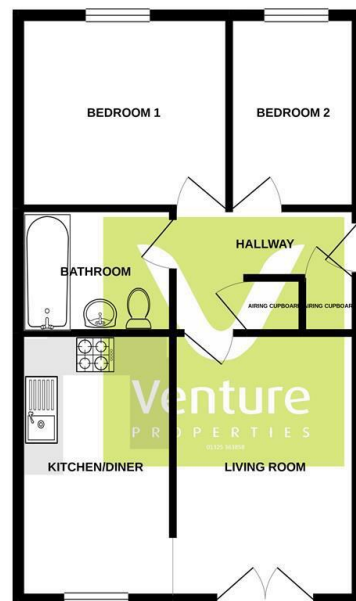
\*\*Photos were taken prior to tenancy.

### Note

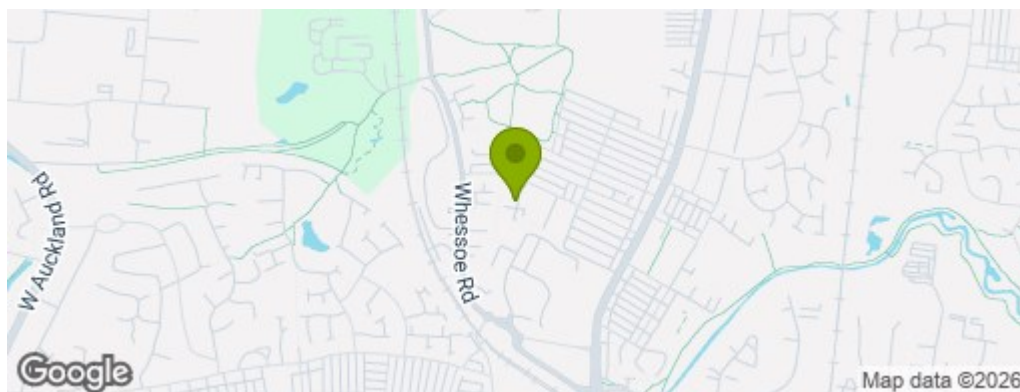
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# GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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