



4 Westpoint Northumberland Street, Darlington, County Durham, DL3  
7HB

Offers over £160,000



## 4 Westpoint Northumberland Street, Darlington, County Durham, DL3 7HB

Delightful West End TOP FLOOR APARTMENT with a South facing BALCONY in this sought after and highly regarded, secure gated development.

Light and spacious feel throughout and comprising a generous open plan Living/Dining/Kitchen, Master Bedroom with En-Suite Shower Room and Second Large Double Bedroom, Bathroom and Hallway. Electric gates lead to a secure Allocated Parking Space and with entrance intercom system.

Positioned on an exclusive development in Darlington's Imperial Quarter, yet tucked away in a peaceful setting, and close to neighbouring cafes, bars, shops and restaurants. Ideal for Investors, Professionals, First time buyers alike. Investors, please contact Agent for Letting information. Furniture package by negotiation (can be sold furnished).

### Communal Entrance Hallway

Accessed via a security intercom system from the front security gates and from the communal entrance door.

### Hallway

With handset for the intercom system with video screen, wooden effect flooring, two radiators, storage cupboard housing fuse box.

### Open plan Living Room/Kitchen/Diner 7.07 x 4.73 (23'2" x 15'6")

### Lounge

With three central heating radiators, wooden effect flooring, spot lights and coving to ceiling. Space for work desk to accommodate anyone working from home. There are UPVC French doors leading out to the South facing decked balcony.

### Kitchen Area

Fitted with a stylish range of quality light oak wall, base and drawer units, with dark contrasting work surfaces, matching splashbacks, NEFF kitchen appliances, including integrated fridge, integrated freezer, integrated microwave, electric oven, gas hob and stainless steel extractor hood. There is also an integrated dishwasher and an integrated washing machine. One and a half bowl stainless sink unit with mixer tap, wooden effect flooring, ceiling spotlights, concealed Main Combination Boiler. Spacious dining area within the open plan layout.

### Bedroom 1 3.61 x 3.58 (11'10" x 11'8")

A double bedroom, South facing with two double glazed sliding sash windows, wooden effect flooring, two wardrobes with integral lighting, ceiling spotlights, central heating radiator.

### En-Suite

Double shower cubicle, (the shower can be controlled from the bedroom), low level wc, wash basin with fitted cupboard below, heated towel rail, part tiled walls, tiled flooring, ceiling spotlights.

### Bedroom 2 4.78 x 2.76 (15'8" x 9'0" )

A double bedroom with views over Coniscliffe Road, sliding sash window, wooden effect flooring, two wardrobes with integral lighting, ceiling spotlights and a central heating radiator

### Bathroom 2.16 x 1.83 (7'1" x 6'0")

Bathroom with white suite comprising a modern stylish bath, wc and handbasin with fitted cupboard below, tiled floor and part tiled walls, ceiling spotlights and towel dryer. Velux roof window.

### Allocated Parking

Allocated parking in secure gated car park.

### Notes

- \* FREEHOLD
- \* COUNCIL TAX BAND D
- \* MANAGEMENT FEE £116.33 PCM
- \* FURNITURE PACKAGE BY NEGOTIATION (can be sold furnished)



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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>		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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