



Hawkesbury Mews

Darlington DL3 6RR

Offers Invited £85,000





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Hawkesbury Mews

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- Two Bedroom Apartment
- Allocated Parking
- Council Tax Band C

- Ground Floor
- Close to Darlington Memorial Hospital
- Epc Rating D

- Rear Patio Area
- Walking Distance to Town Centre

Welcome to this splendid two-bedroom ground floor apartment that features two inviting reception rooms along with two well-proportioned bedrooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that you can enjoy the comforts of modern living.

The property features its own privately allocated parking space, offering you the convenience of secure parking right at your doorstep. This is particularly advantageous in a bustling area like Darlington, where parking can often be a challenge.

Situated just a stones throw away from Darlington Memorial Hospital, this apartment is perfect for healthcare professionals or anyone who values proximity to essential services. The town centre is within walking distance with Cockerton Village also close by, providing easy access to a variety of shops, restaurants, and local amenities.

In summary, this two-bedroom ground floor apartment in Hawkesbury Mews presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a prime location. With its spacious reception rooms, allocated parking, and convenient access to both the hospital and town centre, this property is not to be missed. We invite you to arrange a viewing and discover the potential of this lovely home for yourself.

Communal Hallway

Door to front and Staircase to all floors.

Entrance Hallway

Handset for intercom, airing cupboard housing hot water tank.

Lounge

13'9" x 12' (4.19m x 3.66m)

Upvc double glazed windows to side and French doors to the front, creating a bright and airy living space. Feature fireplace with electric fire and two radiators.

Dining Room

10'4" x 9' (3.15m x 2.74m)

French doors to rear.

Kitchen

11'01" x 8'08" (3.38m x 2.64m)

Fitted with a modern range of cream, wall, base and drawer units, stainless steel sink with mixer tap, electric hob with extractor over and oven. Freestanding fridge freezer and washing machine. Tiled walls and floor.

Bedroom One

11'11" x 10'04" (3.63m x 3.15m)

Upvc double glazed window to front, fitted wardrobe and radiator.

Bedroom Two

11'10" x 5'11" (3.61m x 1.80m)

Upvc double glazed window to side and radiator.

Bathroom

Fitted with double walk in shower, low level w.c, wash hand basin in vanity unit and heated towel rail.

Externally

There is a private patio area to the rear of the apartment to enjoy.

There are well maintained surrounding communal grounds and an allocated parking space along with visitors parking.

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 775 ft² / 72 m²

Plot size 0.09 acres (2 Plots)

Mobile coverage

EE

Vodafone
Three
O2
Broadband

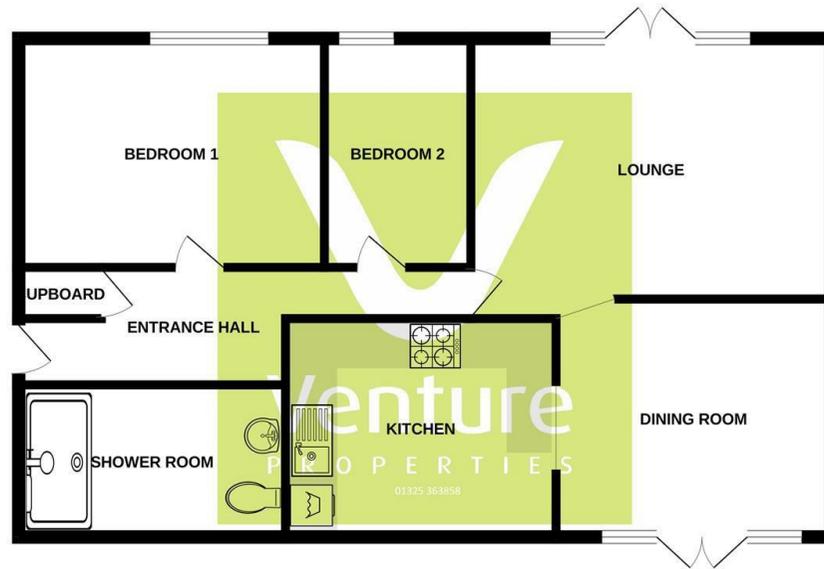
Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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