

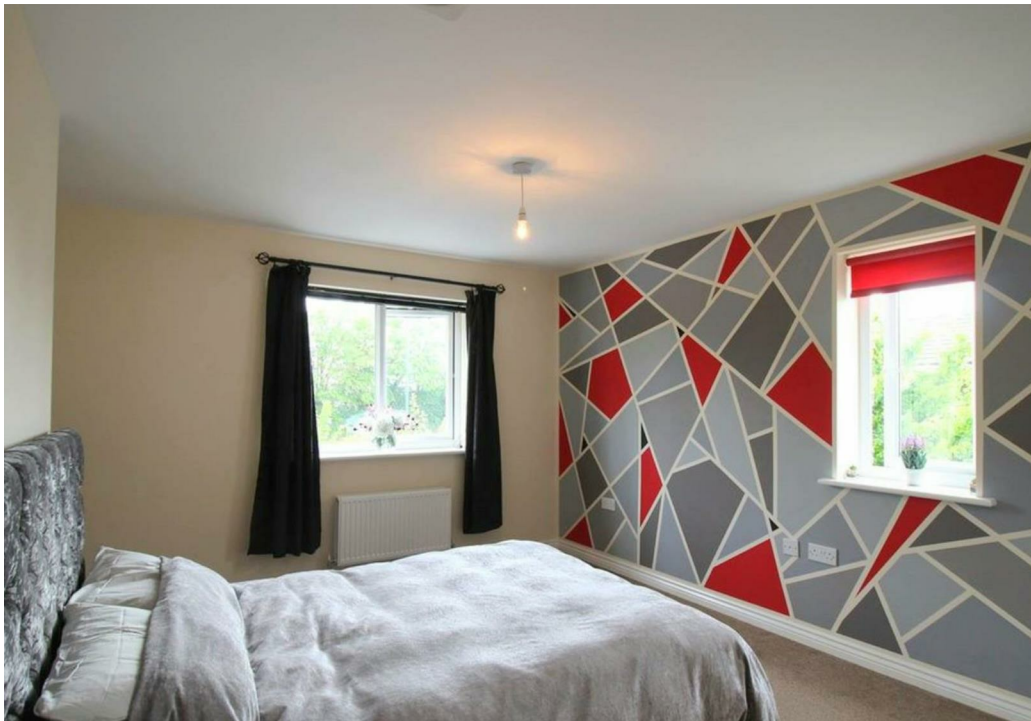


Paton Way, DL1 1LP
2 Bed - Flat
£130,000

Council Tax Band: B
EPC Rating: B
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Paton Way, DL1 1LP

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

Rare to the market, this two bedroom first floor apartment, with ground floor garage offered to the market as freehold, located close to local amenities.

The property briefly comprises of; Ground Floor Entrance with stairs to the first floor. The first floor has a landing with Open-Plan Living, Kitchen Dining Room, with Master Bedroom benefitting from an En-Suite Shower Room, Additional Second Bedroom and a Family Bathroom.

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



GROUND FLOOR

Entrance Stairs

FIRST FLOOR

Landing

Living / Dining / Kitchen Area

17'5" x 12'5" (5.33m x 3.80m)

Bedroom 1

17'5" x 12'4" (5.33m x 3.76m)

En-Suite Shower Room

6'4" x 4'7" (1.95m x 1.40m)

Bedroom 2

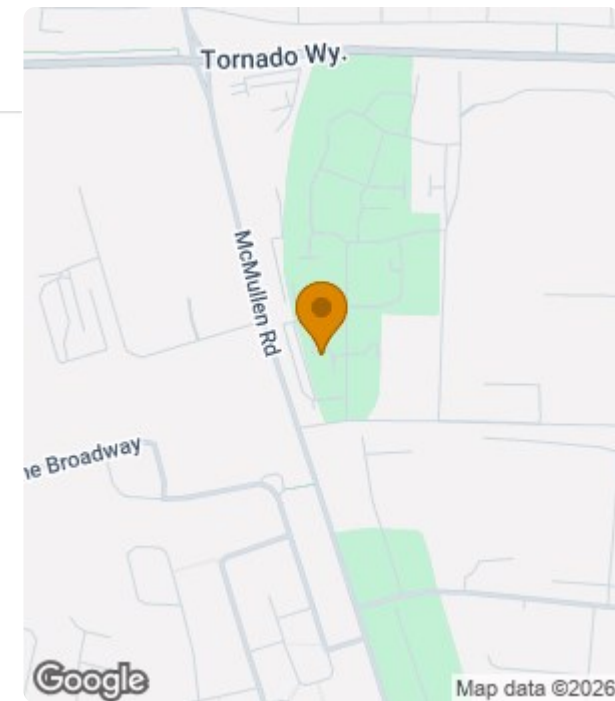
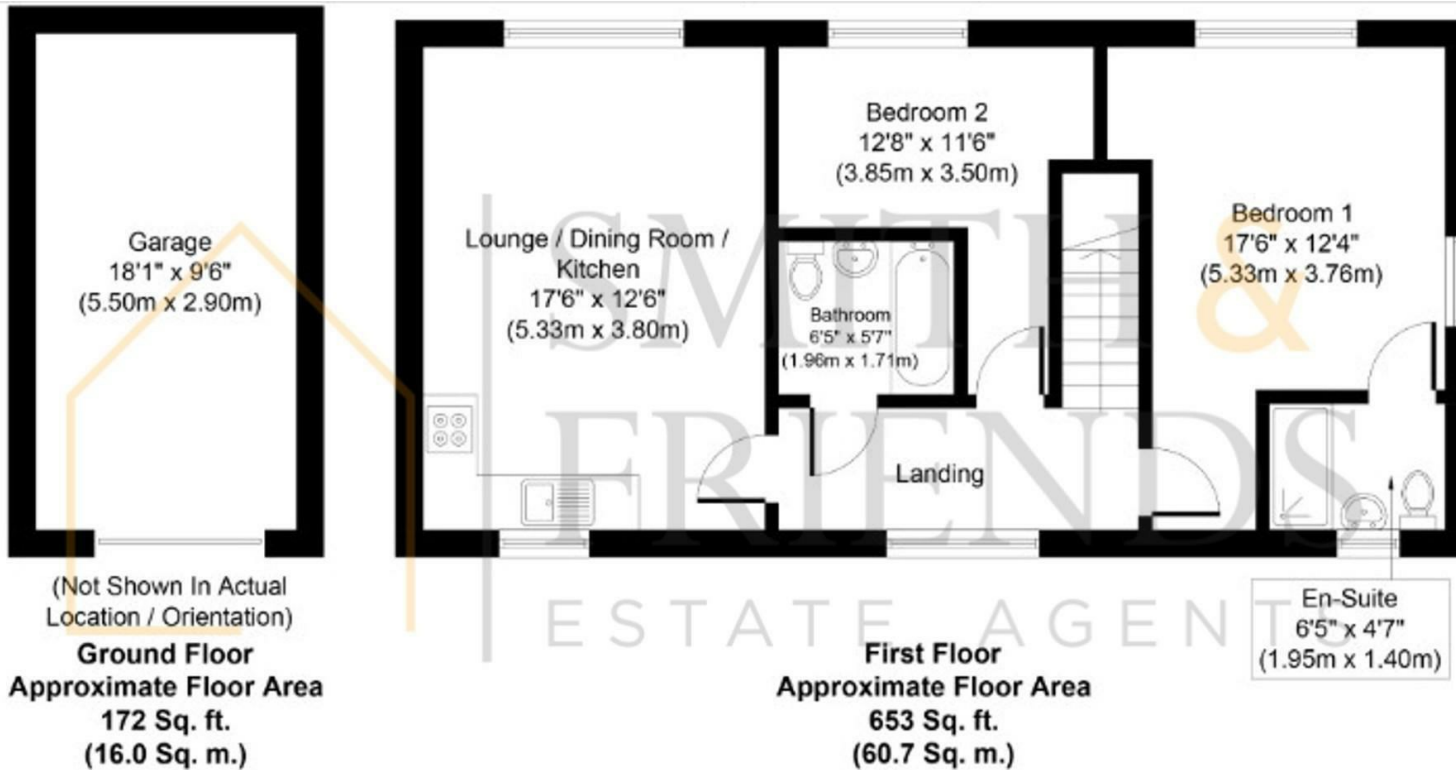
12'7" x 11'5" (3.85m x 3.50m)

Family Bathroom

6'5" x 5'7" (1.96m x 1.71m)

SINGLE GARAGE

18'0" x 9'6" (5.50m x 2.90m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
 Tel: 01325 484440
 darlington@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

