



**Alverton Drive**

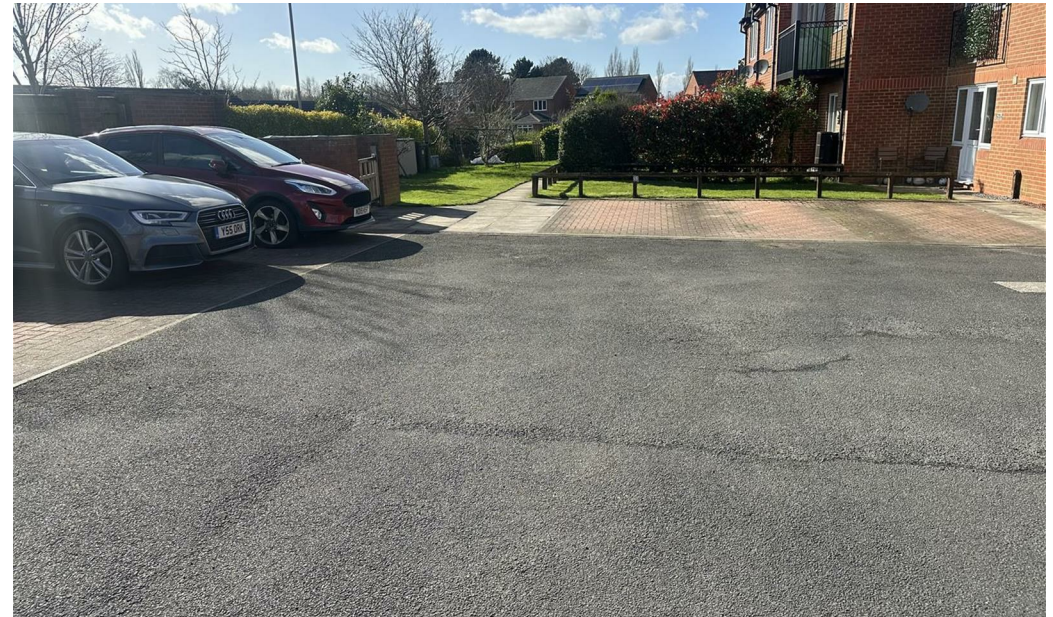
Darlington DL3 0GA

Offers In The Region Of £86,000





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# Alverton Drive

Darlington DL3 0GA



- Priced To Sell For A Quick Sale
- Allocated Parking
- Council Tax Band B

- Two Bedroom First Floor Apartment
- Close To Westpark Shopping Facilities
- EPC Rating C

- High Grange Location Close To A1 (M)
- Ideal First Home Or Investment
- Must Be Seen

Welcome to this well presented two-bedroom first-floor apartment, located on Alverton Drive in the heart of Darlington. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a low-maintenance living space.

As you enter the apartment, you are greeted by an open aspect living area that is both spacious and inviting. This well-designed space is perfect for relaxing or entertaining guests, allowing for a seamless flow between the living and kitchen areas. The natural light that floods in enhances the warm and welcoming atmosphere, making it a lovely place to unwind after a long day.

The apartment features two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring that all essential amenities are within easy reach.

One of the best features of this property is the off-street allocated parking, which is a rare find in many urban settings. This added convenience means you can enjoy peace of mind knowing your vehicle is secure and easily accessible.

Situated close to local amenities, this apartment offers easy access to shops, cafes, and public transport, making it a practical choice for those who value both comfort and convenience.

In summary, this two-bedroom first-floor apartment on Alverton Drive is a fantastic opportunity for anyone looking to step onto the property ladder. With its open living area, allocated parking, and proximity to amenities, it truly is a must-see. Don't miss your chance to make this lovely apartment your new home.

## Entrance Hallway

Entrance door and hallway, including storage cupboard.

## Lounge/Kitchen

18'11" x 10'4" (5.77m x 3.15m)

A bright and airy open aspect room with door to Juliette style balcony.

The kitchen area is well presented with contrasting worktops that compliment the rest of the room. Equipped with cooker and oven with extractor over, stainless steel

sink with mixer tap and an integrated wine rack. Part tiled walls and space for appliances.

## Bedroom One

11'4" x 9'4" (3.459 x 2.857)

Window and radiator.

## Bedroom Two

9'3" x 8'3" (2.832 x 2.533)

Window, built in cupboard and radiator.

## Bathroom

Panelled bath, wash hand basin and low level w.c. Part tiled walls.

## Externally

Allocated parking space.

## Tenure

We are advised that the current owners have purchased the leasehold of this home paying approx £73 per month towards the upkeep of the communal areas and general gardening and cleaning.

Tenure

Leasehold

Lease Start DateBETA

02 Sep 2004

Lease End DateBETA

31 Aug 3003

Lease TermBETA

999 years from 31 August 2004

Lease Term RemainingBETA

979 years

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 602 ft 2 / 56 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Superfast

78 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

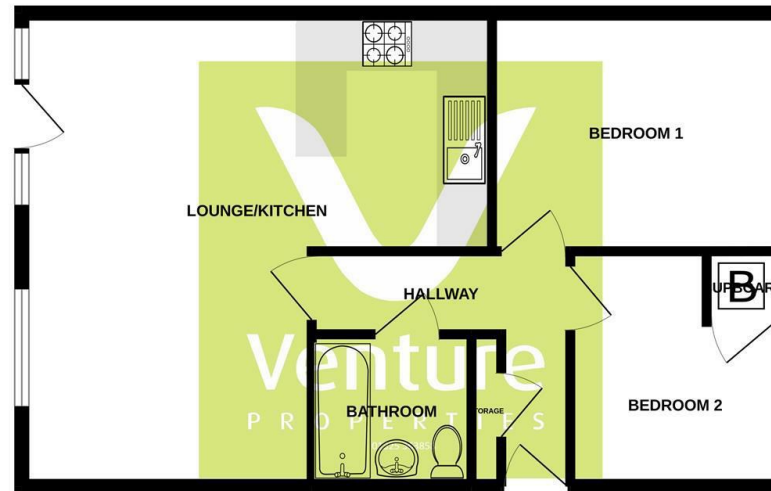
Sky

Virgin

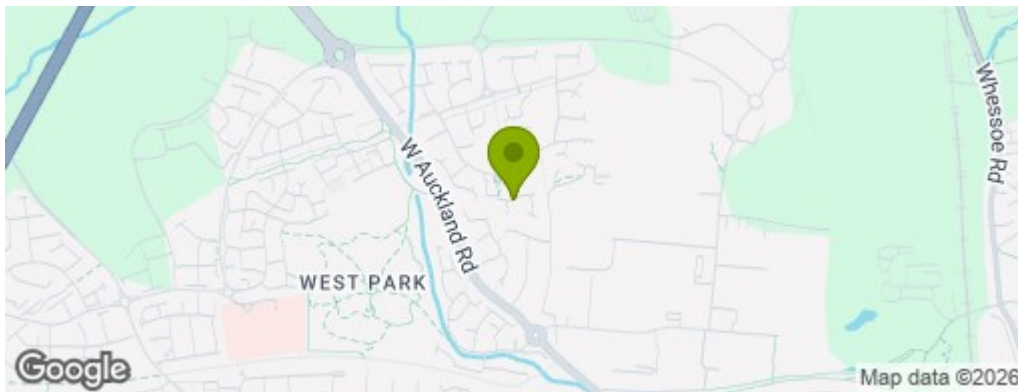
## Note

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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