



Westcliffe Court, Darlington  
Darlington



Offers in Region of £120,000





## 30 Westcliffe Court

Darlington, Darlington

This spacious two-bedroom apartment is situated within the purpose-built Westcliffe Court Development, just a short walk from Darlington town centre. The property is well-suited to a wide variety of buyers and benefits from gas-fired central heating and double glazing throughout.

The apartment features a generous reception hallway with a useful storage cupboard, and a large, light-filled living room with sliding doors leading onto a balcony overlooking the communal gardens. The modern fitted kitchen includes a range of wall and base units, along with a built-in oven, hob, and microwave.

There are two bedrooms, with the master bedroom featuring fitted wardrobes. The bathroom/WC is fitted with a contemporary white suite and an overhead shower.

Externally, the apartment includes a garage, well-maintained communal gardens, providing a peaceful and pleasant environment for residents.

Council Tax band: C

Tenure: Leasehold

- 2nd Floor Apartment
- No Onward Chain
- Open plan Lounge| Diner | Kitchen | Balcony
- West End Location
- Communal Gardens
- Energy Performance Certificate: TBC





#### Hallway

9'6" x 3'10" (2.91 x 1.17m)

#### Bedroom 1

9'9" x 13'8" (2.99 x 4.18 m)

#### Bedroom 2

6'6" x 9'6" (1.98 x 2.90 m)

#### Bathroom

5'7" x 8'10" (1.73 x 2.70 m)

#### Lounge/Diner

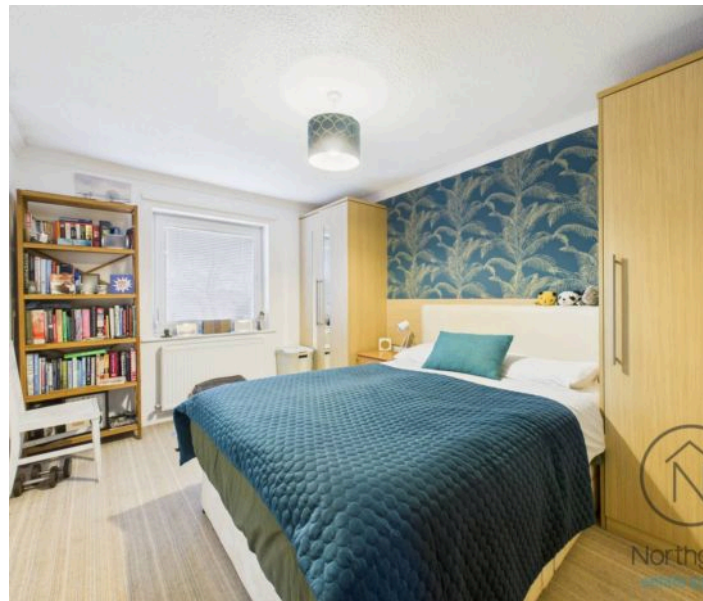
10'11" x 20'10" (3.33 x 6.36 m)

#### Kitchen

8'0" x 9'4" (2.46 x 2.87 m)

#### Balcony

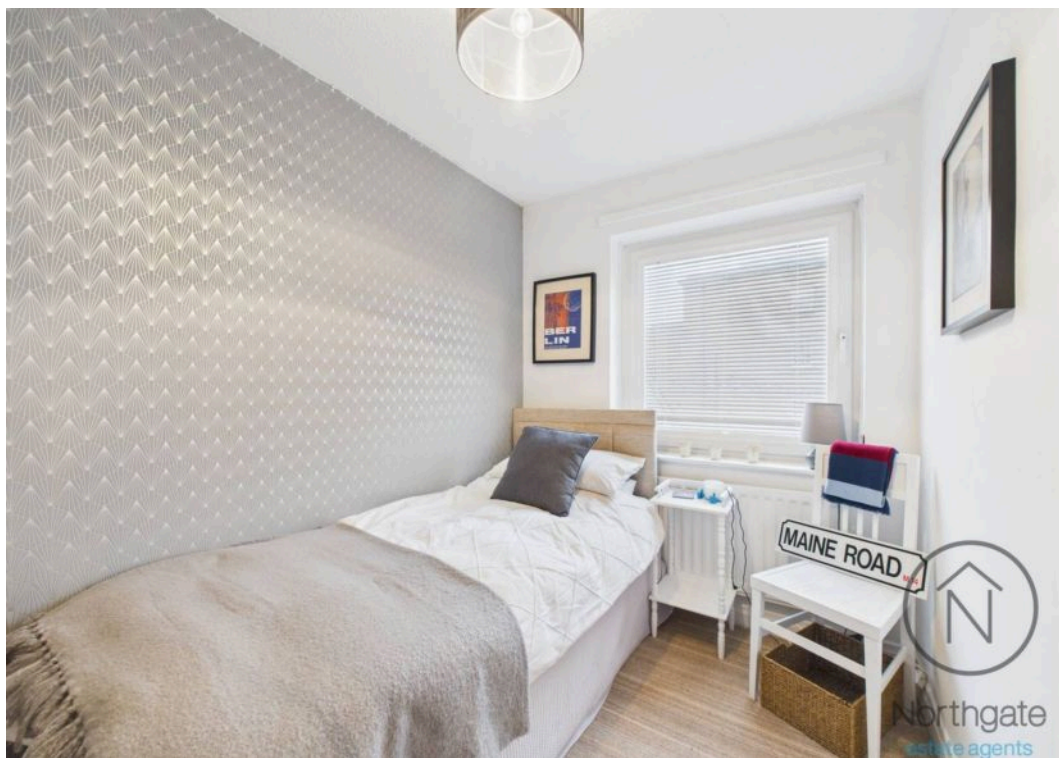
9'4" x 3'3" (2.85 x 1.01 m)

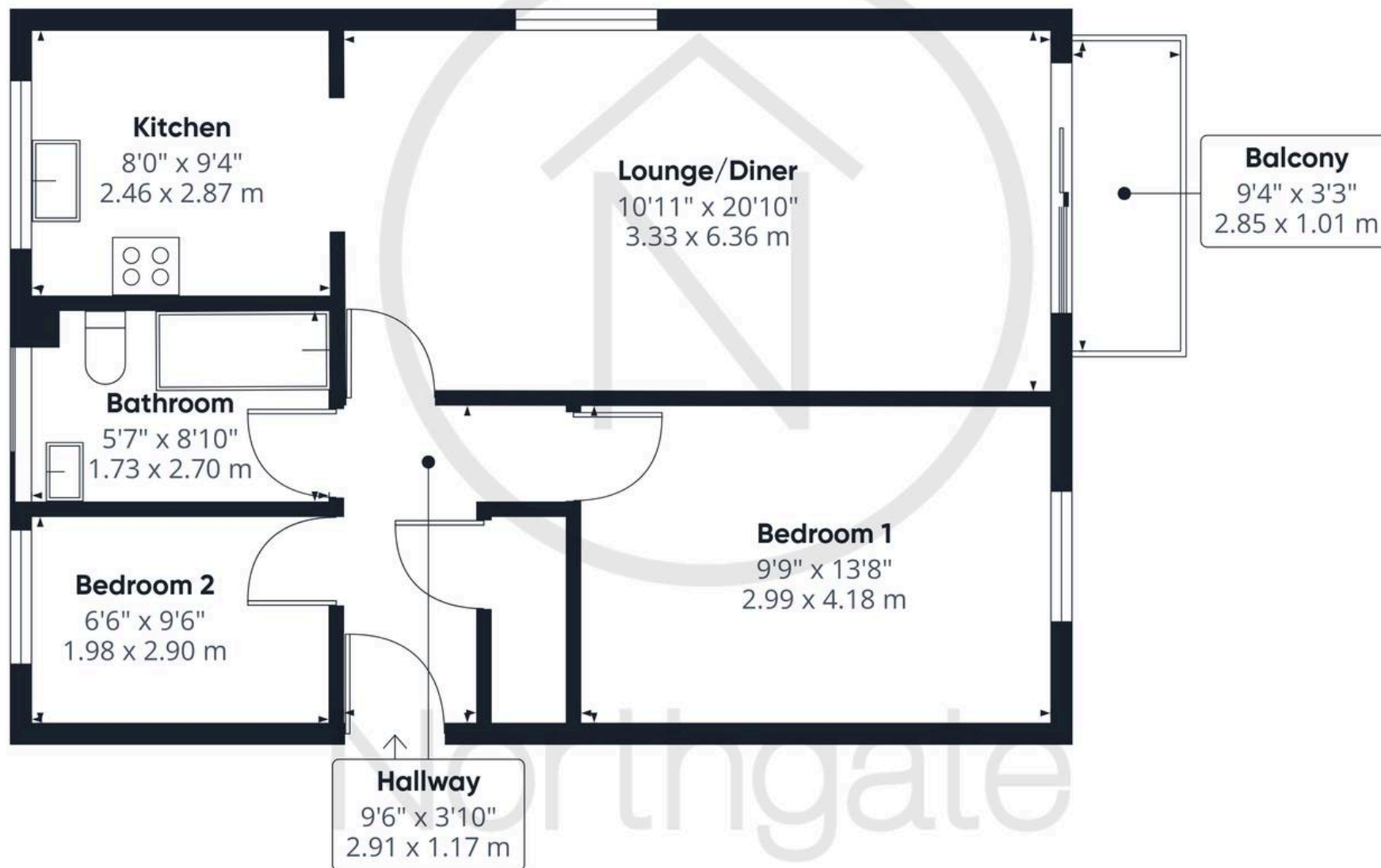












**Approximate total area<sup>(1)</sup>**

622 ft<sup>2</sup>

57.7 m<sup>2</sup>

**Balconies and terraces**

30 ft<sup>2</sup>

2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Northgate - County Durham

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