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ESTATE AGENTS

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37 NURSERY LANE, MERRYBENT, DL2 2JS

Offers In The Region Of £140,000

A great buy for a number of purchasers, a first floor TWO BEDROOMED self contained apartment. Boasting ensuite and a generous open plan, lounge, dining and kitchen area. Situated in a cul-de-sac location within Merrybent. The property is available with no onward chain and also has the benefit of a single GARAGE and FREEHOLD.

Ease of access to Darlington's town centre and benefitting from excellent transport links. There is a well regarded pub restaurant within walking distance and lots of country and river walks to enjoy. The property would suit a host of buyers those looking for their first home, a downsizer or a landlord looking to add to their portfolio. Infact the property has been a sucessful long term let.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY
UPVC entrance door leads into the reception hallway which has the staircase to the first floor and a handy personnel door opening into the garage.

LOUNGE
15'8" x 11'1" (4.79 x 3.38)
A well proportioned reception room with windows to the front aspect. The room can easily accommodate soft seating and a dining table and is open plan to the kitchen.

KITCHEN
9'11" x 6'5" (3.03 x 1.97)
Fitted with an ample range of wall, floor and drawer cabinets, matching worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob, washing machine and plumbing and space for dishwasher. The kitchen has a window to the rear aspect and has tiled surrounds.

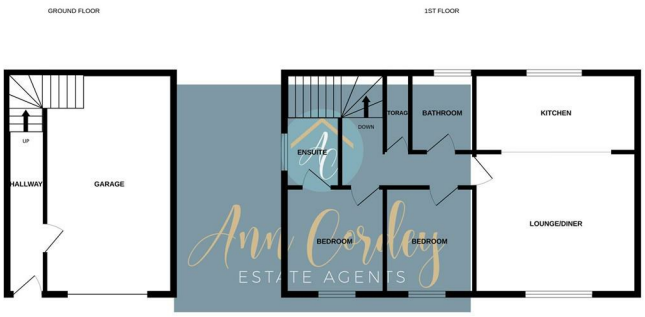
BEDROOM ONE
11'4" x 10'4" (3.47 x 3.15)
A good sized double bedroom with a window to the front aspect and benefitting from ensuite facilities and sliding door wardrobes.

ENSUITE
With single shower cubicle with electric shower, pedestal handbasin and low level WC.

BEDROOM TWO
10'3" x 7'4" (3.13 x 2.25)
A well proportioned single bedroom with a window to the front aspect.

BATHROOM/WC
With panelled bath, pedestal handbasin and WC.

EXTERNALLY
There is a paved driveway and single integral garage (which measures 2.53m x 1.66m) and has an up and over door, light and power.



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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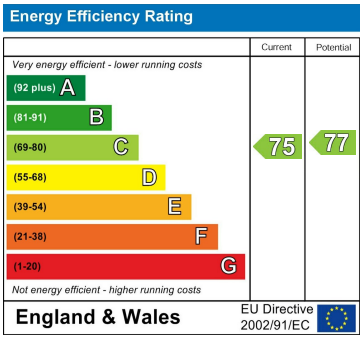

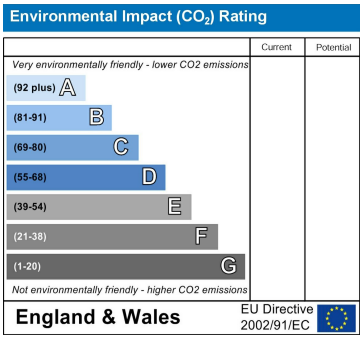

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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NAEA National Association of Estate Agents
The Property Ombudsman