



**Coniscliffe Road**

Darlington DL3 7ET

**Offers In The Region Of £170,000**

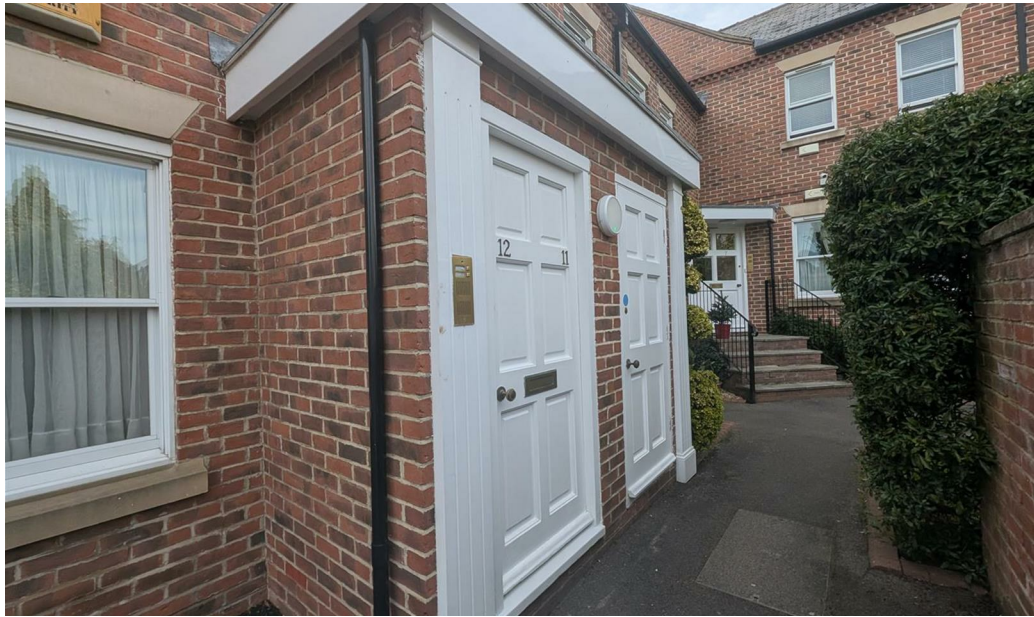




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# Coniscliffe Road

Darlington DL3 7ET



- Two Bed First Floor Apartment
- Single Garage
- EPC Rating C

- West End Location
- Close To Local Amenities
- Council Tax Band D

- Allocated Off Street Parking
- Good Transport & Travel Links

Welcome to Flat 12, 121 Coniscliffe Road in Darlington, this bright and airy two-bedroom, first-floor apartment offers a delightful living experience. With an open aspect living space, perfect for both relaxation and entertaining, two bedrooms and a well-appointed bathroom, it caters to the needs of modern living while ensuring comfort and convenience.

The apartment is very well presented throughout, showcasing a blend of contemporary style and homely warmth. The two bedrooms provide ample room for rest, making it an ideal choice for couples, small families, or even as a rental investment.

In addition to the inviting interior, this property comes with the added benefit of allocated parking, ensuring that you and your guests will never have to worry about finding a space. A garage further enhances the practicality of this home, offering extra storage or secure parking, whichever suits.

This apartment is not just a place to live; it is a lifestyle choice in a sought-after location. With its excellent presentation and thoughtful layout, it is sure to appeal to a variety of buyers. Do not miss the opportunity to make this lovely apartment your new home.

## Entrance Hall

Door to front. Built in storage cupboard, wall mounted intercom system, spotlights to ceiling and access to loft.

## Lounge/Kitchen/Diner

22'05 x 15'08 (6.83m x 4.78m)

Open aspect living space, with Upvc double glazed bay window to front in the lounge area, coving and spotlights to ceiling and laminate flooring.

The Kitchen area has a further Upvc double glazed window to front, fitted wall, base and drawer units and contrasting worktops, stainless steel sink with mixer tap and four ring gas hob with extractor over, integrated oven and space for a washing machine. Spotlights to ceiling, laminate flooring, vertical radiator and concealed boiler.

## Bedroom One

11'5" x 12'4" (3.48 x 3.77)

Two Upvc double glazed windows to rear, bespoke panelling to feature wall, spotlights to ceiling and radiator.

## Bedroom Two

11'5" x 5'11" (3.48 x 1.82)

Upvc double glazed window to rear and radiator.

## Bathroom

Fitted P-shaped bath with shower over and screen. Low level WC, wash hand basin in vanity, heated towel rail, spotlights to ceiling and LVT flooring.

## Externally

The property stands on communal grounds having an allocated parking bay and a single garage in a block.

## Tenure

Leasehold

Tenure - The property is leasehold held on a 999 year from 1994.

## Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area West End

Flood Risk Very low

Floor Area 753 ft 2 / 70 m 2

Plot size 0.12 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

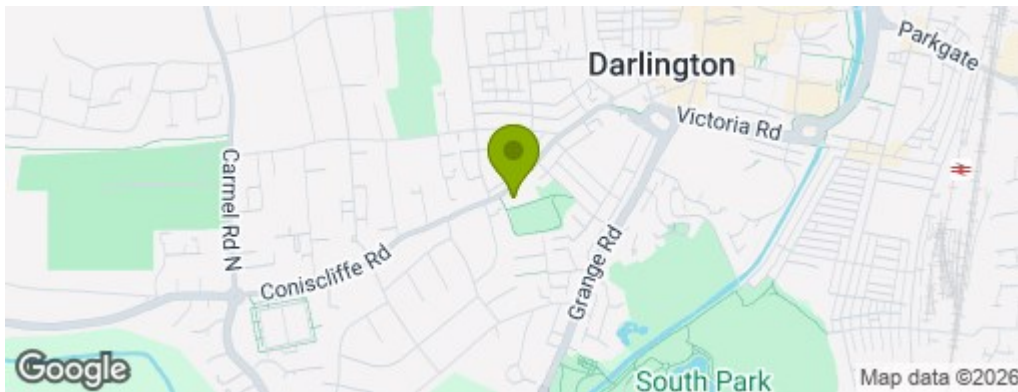
## Note

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 footprint contained here, measurements of floors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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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