



## Squires Court

Darlington DL3 9XZ

£90,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Squires Court

Darlington DL3 9XZ



- First floor apartment
- Modern shower room
- Parking facilities available

- One spacious bedroom
- Double walk-in shower
- Located in Cockerton village

- Newly fitted kitchen
- Communal landscaped gardens
- Close to local amenities

Welcome to Squires Court, a charming first-floor apartment located in the picturesque Cockerton village of Darlington. This delightful one-bedroom property is specifically designed for the retirement market, catering to couples over 60 or single individuals over 55.

Upon entering, you will be greeted by a warm and inviting reception room, perfect for relaxation or entertaining guests. The apartment has been thoughtfully improved by the current owner, featuring a newly fitted kitchen that combines modern convenience with style. The shower room has also been beautifully renovated, boasting a spacious double walk-in shower that enhances both comfort and accessibility.

One of the standout features of this property is its stunning communal landscaped gardens, providing a serene outdoor space for residents to enjoy. Additionally, the apartment benefits from convenient parking facilities, ensuring ease of access for you and your visitors.

With its prime location close to local amenities, this apartment offers both tranquility and convenience. Whether you are looking to downsize or seeking a peaceful retreat, this property is a must-see. We invite you to arrange a viewing and discover the charm and comfort that Squires Court has to offer.

## Communal Entrance

With secure part glazed doors, residents lounge, and stairs and lift leading to first floor apartment.

## Entrance Hallway

With front door, intercom system, walk in store cupboard and access to rooms.

## Living Room/Dining Room

22'6" x 10'8" (6.877 x 3.255)

Situated to the front of the home with feature fireplace, wall heater, picture window and access doors opening up into the kitchen.

## Kitchen

7'7" x 7'0" (2.326 x 2.146)

Situated to the front of the property with a newly fitted range of modern wall floor and drawer unit with contrasting Work services, cooking facilities, Part tiled walls, and double glazed window to front elevation.

## Bedroom

13'8" x 9'2" (4.172 x 2.814)

A good sized double bedroom situated to the front of the property with double glazed window, a wall heater, fitted robes with hanging in storage space.

## Shower Room

Having been upgraded by the current owner with the installation of a walk-in double shower, wash handbasin, low level WC and panelled walls.

## Externally

The home is situated in a popular location close to local amenities. The property has landscaped communal grounds with parking facilities, a useful laundry room, a communal lounge, and a management office.

## Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,217

Conservation Area: Cockerton Village

Flood Risk: Very Low

Floor Area: 559 ft<sup>2</sup> / 52 m<sup>2</sup>

Plot size: 0.32 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

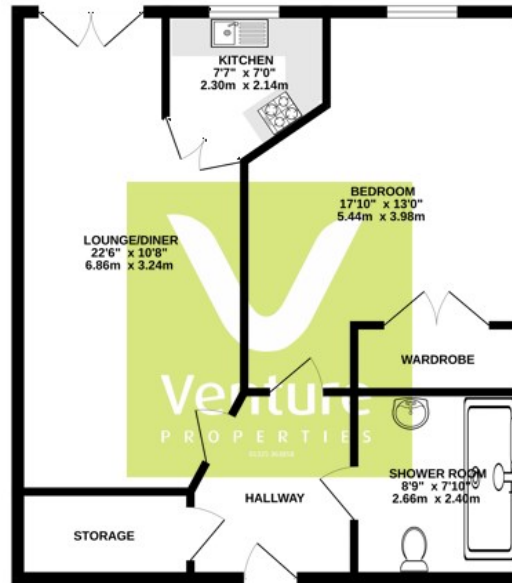
## Tenure

Leasehold

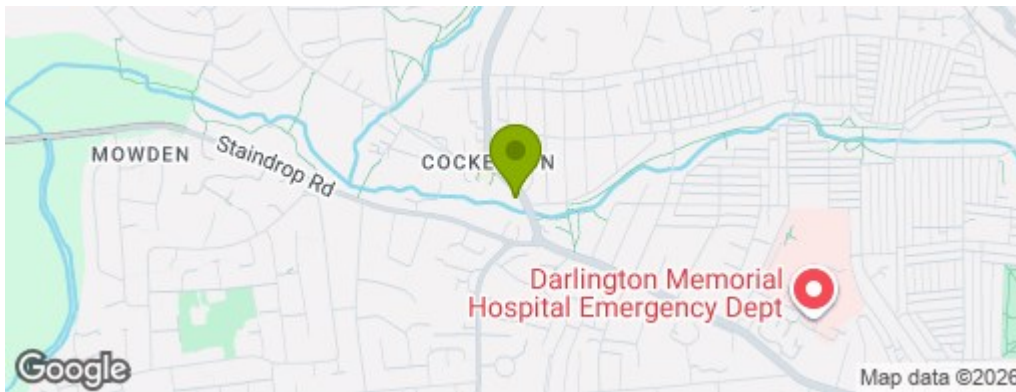
## Note

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.

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, elevations and any other details 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 for 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.  
Made with Hesign 12/2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com