



## Appleby Close

Darlington DL1 4AJ

Offers Over £95,000





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.



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# Appleby Close

Darlington DL1 4AJ



- Two Bedroom Second Floor Apartment
- Close to Town Centre
- EPC Rating C

- Eastbourne Area of Darlington
- Allocated Parking
- Viewing Recommended

- Within Walking Distance to Railway Station
- Council Tax Band B

We are delighted to offer this immaculately presented second-floor apartment located on Appleby Close in the popular town of Darlington. This delightful property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment boasts a stylishly replaced bathroom, which adds a modern touch to the living space.

One of the standout features of this property is its convenient location. It is situated close to a variety of amenities, ensuring that daily necessities are just a short walk away. Additionally, the Darlington Mainline Railway Station is nearby, providing excellent transport links for commuters and travellers alike.

For your convenience, the apartment comes with allocated parking for one vehicle, as well as additional visitors' parking, making it easy for friends and family to visit.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to step onto the property ladder or seeking a lucrative investment, this apartment on Appleby Close is not to be missed.

## Entrance Hall

Door to front and storage cupboard.

## Lounge/Dining Area/Kitchen

25'3 x 10'10 (7.70m x 3.30m)

Upvc double glazed window to front with double doors to Juliette balcony, coving to ceiling, laminate flooring, radiator and open aspect to kitchen.

## Kitchen

Upvc double glazed window to front, coving to ceiling, fitted wall, base and drawer units with contrasting worktops. Four ring gas hob with extractor over and integrated oven. Stainless steel sink with mixer tap and spray. Space for a fridge freezer and washing machine, part tiled wall, laminate flooring and wall mounted boiler.

## Bedroom One

12'1 x 8'7 (3.68m x 2.62m)

Upvc double glazed window to rear, access to dressing room, laminate floor and radiator.

## Dressing Room

7'3 x 5'1 (2.21m x 1.55m)

## Bedroom Two

8'4 x 7'6 (2.54m x 2.29m)

Upvc double glazed window to front and radiator.

## Bathroom

6'9 x 5'6 (2.06m x 1.68m)

Panelled bath with shower over, waterfall, spray and screen. Low level w.c, wash hand basin in vanity and heated towel rail.

## Externally

Communal entrance and allocated parking.

## Tenure

Leasehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.04 acres  
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

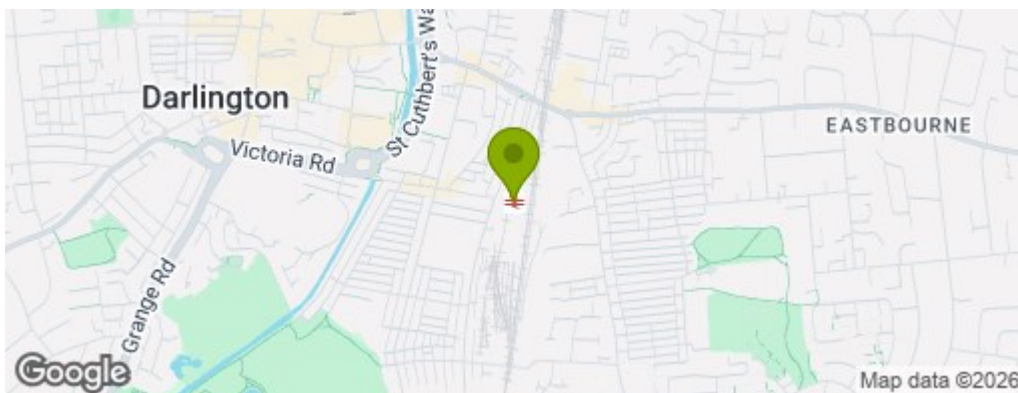
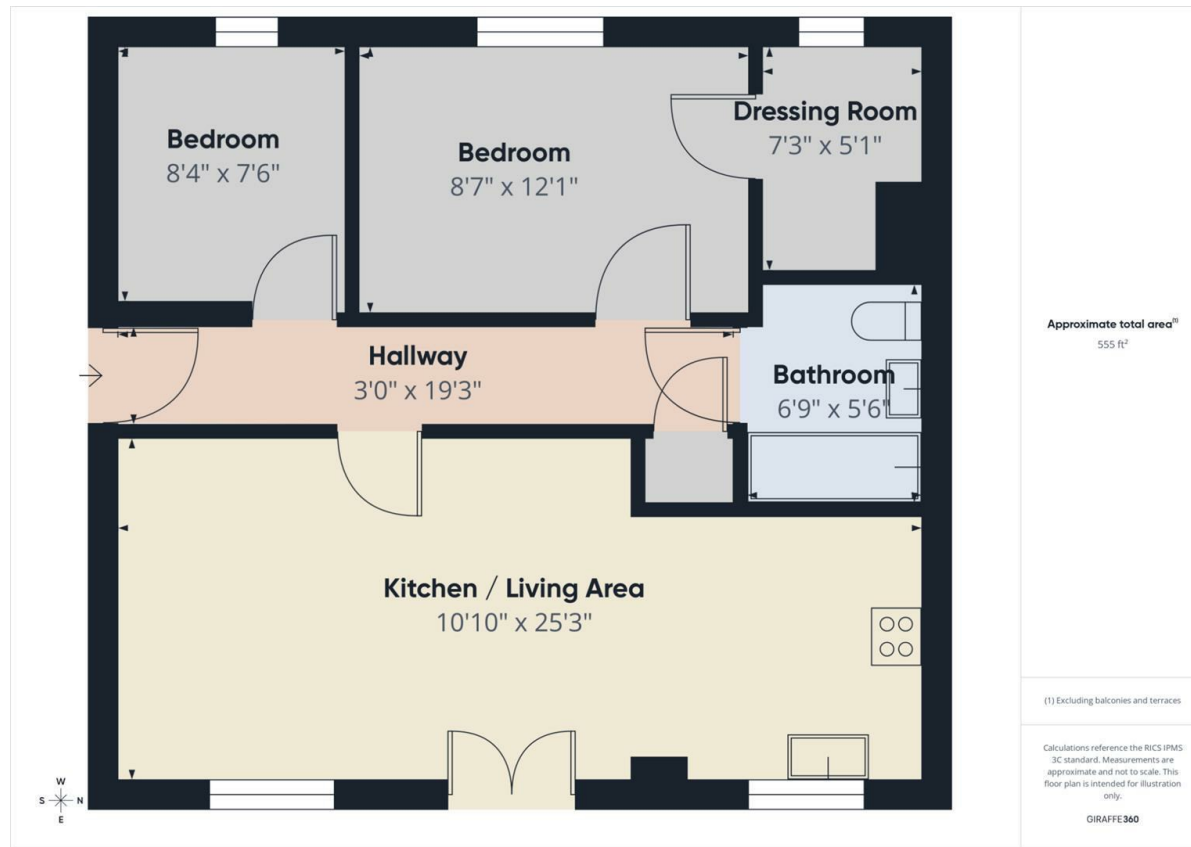
BT

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## 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.



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)