Ann Cordey
ESTATE AGENTS

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2 ROSEBAY COURT, DARLINGTON, DL3 6RS

Offers In The Region Of £65,000

We are delighted to offer for sale this attractive, One Bedroomed, GROUND FLOOR Apartment situated in this very convenient location ideally placed for access to Darlington town centre and Cockerton village, enjoying an outlook to the front beyond the road to the bowling green. The property will appeal to a variety of prospective purchasers and is offered for sale with no onward chain. Viewing is highly recommended at the earliest opportunity.

Warmed by electric storage heating, and with the benefit of glazing with wooden frames, the accommodation briefly comprises: Communal Hallway. Entrance Vestibule with door opening to the Reception Hallway with intercom system. Light and spacious Lounge dual aspect with doors overlooking the front aspect. Fitted Kitchen/Dining Room with doors to the rear aspect. Generous Bedroom and Bathroom/WC fitted with a white suite.

Externally, the property stands within communal gardens, and has an allocated parking bay along with allocated visitors parking bays.

TENURE: LEASEHOLD
COUNCIL TAX BAND: B

LOUNGE
15'10 x 11'04 (4.83m x 3.45m)

KITCHEN/DINER
9'2 x 12'2 (2.79m x 3.71m)

BEDROOM
12'3 x 9'3 (3.73m x 2.82m)

BATHROOM
5'5 x 8'3 (1.65m x 2.51m)

GROUND FLOOR

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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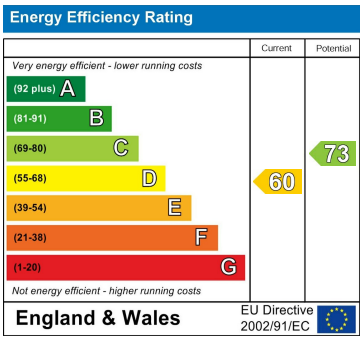

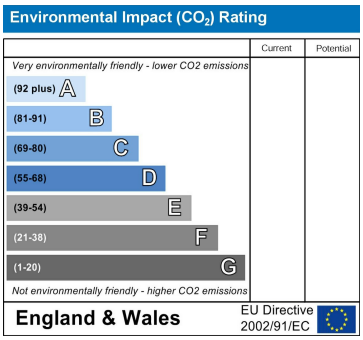

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

NAEA National Association of Estate Agents
The Property Ombudsman