



**Trinity Mews**

Darlington DL3 7XB

**£250,000**





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.



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.



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.



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.

# Trinity Mews

## Darlington DL3 7XB



- Two Bedroom Apartment
- Close to Town Centre
- Bright and Airy Rooms

- Sought After West End Location of Darlington
- Schools, Colleges and Many Amenities Nearby
- Council Tax Band E

- Allocated Off Street Parking
- Within Walking Distance to Stanhope Park
- EPC Rating B

Welcome to this immaculately presented two-bedroom first-floor apartment located in the desirable Trinity Mews, Darlington. This stylish flat has been fully updated and improved in the last two years, offering a modern living experience that is sure to impress.

As you enter, you will find a spacious hallway with ample storage leading into all rooms. The reception room complete with bespoke media wall providing a warm and inviting atmosphere, perfect for both relaxation and entertaining. The apartment boasts two well-appointed bedrooms, including a main bedroom with an en-suite bathroom, ensuring privacy and convenience. The main bathroom has been tastefully replaced with stylish fixtures, adding a touch of luxury to your daily routine.

One of the standout features of this property is the lift access to all floors, making it easily accessible for everyone. The well-kept and maintained grounds surrounding the apartment enhance the overall appeal, providing a pleasant environment for residents to enjoy. The development is within a short stroll to Darlington Town Centre where you can find a number of shops, bars, restaurants, Cinema and leisure facilities. The property is also close to Cockerton Village and Darlington Memorial Hospital.

Additionally, the property includes parking for one vehicle, together with a number of visitors parking bays, a valuable asset in this sought-after area. This apartment is not just a home; it is a lifestyle choice that combines comfort, style, and convenience.

This property must be viewed to truly appreciate its charm and quality. Whether you are looking to buy or rent, this apartment in Trinity Mews is an excellent opportunity that should not be missed.

### Communal Entrance Hall

With staircase and lifts to all floors.

### Entrance Hall

With composite door, coving to ceiling, handset for intercom system. Three cupboards, with the following, fuse box and alarm, shelving and storage and the third houses the hot water tank.

### Lounge

17'2 x 12'1 (5.23m x 3.68m)

Upvc double glazed window to the front, coving to ceiling, bespoke media wall with panelling and inset real flame effect fire. Two radiators one of which is a vertical design.

### Dining Room

9'11 x 8'7 (3.02m x 2.62m)

Upvc double glazed window to the rear, coving to ceiling and vertical radiator.

### Kitchen

14'7 x 8'4 (4.45m x 2.54m)

Upvc double glazed window to the rear, fitted with a range of aubergine and cream wall, base and drawer units, display cupboard, contrasting work surfaces, five ring Bosch gas hob, integrated double oven, integrated SMEG fridge/freezer, pull out larder cupboard, integrated washing machine, integrated dishwasher, New York style tiled walls, tiled flooring, ceiling spotlights, serving window going into the dining room.

### Bedroom One

13'5 x 12'3 (4.09m x 3.73m)

Upvc double glazed window to the rear, fitted wardrobes and radiator.

### En-Suite Shower Room

Fitted with walk in double shower cubicle, low level back to wall wc and wash hand basin in vanity unit. Tiled flooring, fully tiled walls, heated towel rail and spotlights to ceiling.

### Bedroom Two

13'6 x 8'6 (4.11m x 2.59m)

Upvc double glazed window to the rear, Double fitted wardrobe and vertical radiator.

### Bathroom

Fitted with freestanding bath with mixer tap and spray attachment, low level back to wall w.c. and wash hand basin in vanity unit Spotlights to ceiling, fully cladde walls and Karndean flooring.

### Externally

Situated in pristine communal gardens with allocated parking to the rear, visitors parking and a storage shed.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington  
Council Tax Band: E  
Annual Price: £3,048  
Conservation Area West End  
Flood Risk Very low  
Floor Area 1,065 ft<sup>2</sup> / 99 m<sup>2</sup>  
Plot size 0.08 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

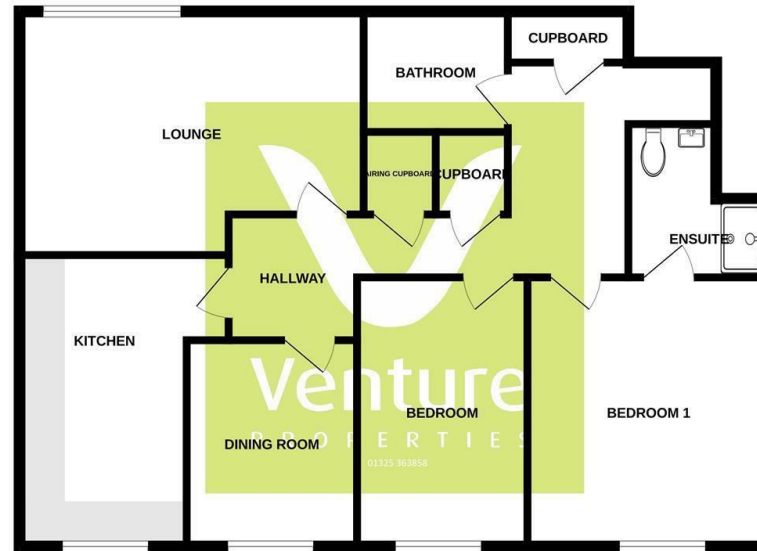
Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

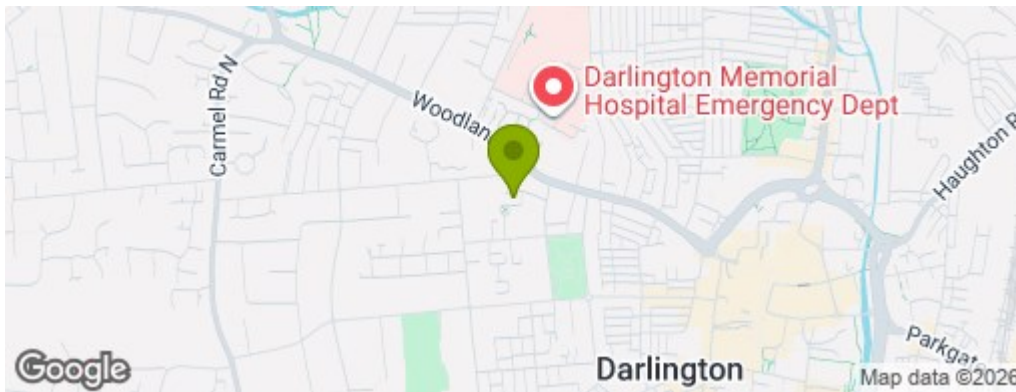
### Note

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 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.  
Made with Mapzone ©2024



## Property Information

**01325 363858**

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