



FLAT 8, BIRCH VIEW, GREYSTONES DRIVE, DARLINGTON, DL3 9TN

Offers In The Region Of £120,000

Situated within a private location within tranquil and established gardens. We have great pleasure in offering for sale this Two Bedroomed top floor apartment boasting well presented presented and tastefully decorated accommodation which is incredibly spacious with a large lounge/diner, two double bedrooms and bathroom/WC. Birch View is an apartment block set in a convenient West End location just off Carmel Road North, which allows for ease of access to Cockerton Village and Darlington's town centre as well as the transport links towards the A66 and A1M north and south. Viewing of this property is highly recommended to fully understand and appreciate the accommodation that is on offer.



LOUNGE
17'4 x 10'09 (5.28m x 3.28m)

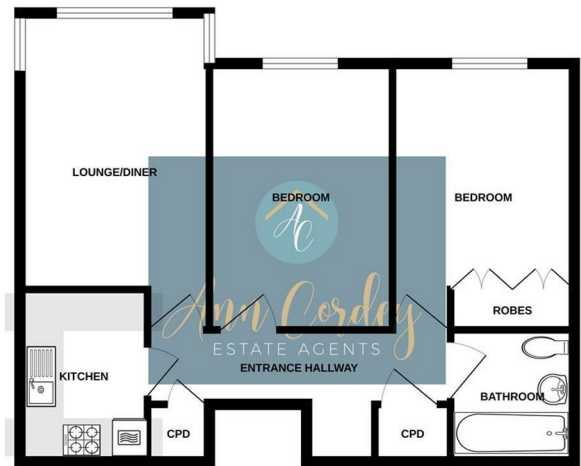
KITCHEN
7'11 x 7'6 (2.41m x 2.29m)

BEDROOM ONE
13'9 x 8'11 (4.19m x 2.72m)

BEDROOM TWO
14'3 x 8'2 (4.34m x 2.49m)

BATHROOM
5'11 x 6'7 (1.80m x 2.01m)

GROUND FLOOR



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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items 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, fixtures and appliances shown here are not intended and no guarantee as to their condition or efficacy can be given. Made with Mapbox (2023).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

