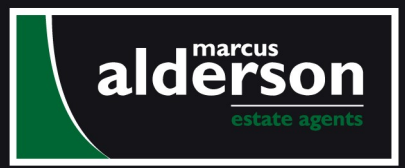




4 Westpoint Northumberland Street, Darlington, DL3 7HB  
£900 Per month



**• 2 Double Bedroomed Top (2nd Level) Floor Apartment • Superb Specification • Allocated Parking via Electric Gate • 2 Bath (1 En-Suite) • EPC Rating C (80) • Conservation area close to Imperial Quarter (town centre) • End Block - open balcony views to South • Double Glazing • GCH • Viewing Highly Recommended**

**Communal Entrance Hallway**

Accessed via a security intercom system from the front security gates and from the communal entrance door.

**Hallway**

With handset for the intercom system with video screen, wooden effect flooring, two radiators, storage cupboard housing fuse box.

**Open plan Living Room/Kitchen/Diner 7.07m x 4.73m (23'2" x 15'6")**

**Lounge**

With three central heating radiators, wooden effect flooring, spot lights and coving to ceiling. Space for work desk to accommodate anyone working from home. There are UPVC French doors leading out to the South facing decked balcony.

**Kitchen Area**

Fitted with a stylish range of quality light oak wall, base and drawer units, with dark contrasting work surfaces, matching splashbacks, NEFF kitchen appliances, including integrated fridge, integrated freezer, integrated microwave, electric oven, gas hob and stainless steel extractor hood. There is also an integrated dishwasher and an integrated washing machine. One and a half bowl stainless sink unit with mixer tap, wooden effect flooring, ceiling spotlights, concealed Main Combination Boiler. Spacious dining area within the open plan layout.

**Bedroom 1. 3.61m x 3.58m (11'10" x 11'8")**

A double bedroom, South facing with two double glazed sliding sash windows, wooden effect flooring, two wardrobes with integral lighting, ceiling spotlights, central heating radiator.

**En-Suite**

Double shower cubicle, (the shower can be controlled from the bedroom), low level wc, wash basin with fitted cupboard below, heated towel rail, part tiled walls, tiled flooring, ceiling spotlights.

**Bedroom 2. 4.78m x 2.76m (15'8" x 9'0")**

A double bedroom with views over Coniscliffe Road, sliding sash window, wooden effect flooring, two wardrobes with integral lighting, ceiling spotlights and a central heating radiator

**Bathroom 2.16m x 1.83m (7'1" x 6'0")**

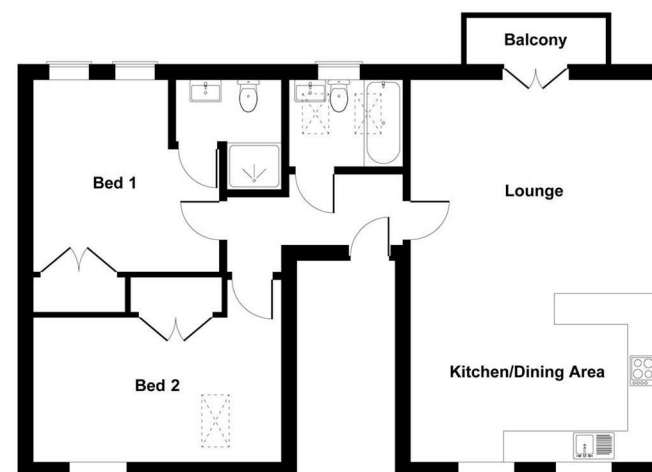
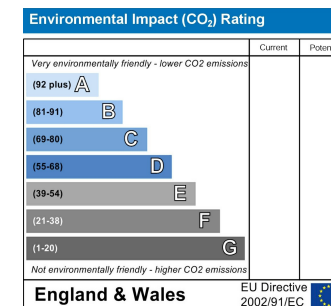
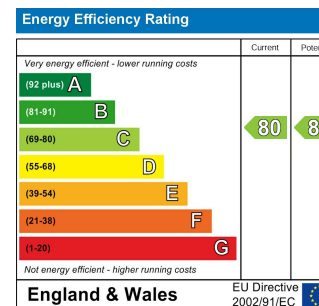
Bathroom with white suite comprising a modern stylish bath, wc and handbasin with fitted cupboard below, tiled floor and part tiled walls, ceiling spotlights and towel dryer. Velux roof window.

**Allocated Parking**

Allocated parking in secure gated car park.

**Notes**

- \* Furnished to a high standard
- \* EPC rating HIGH C (80)
- \* Council Tax D



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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