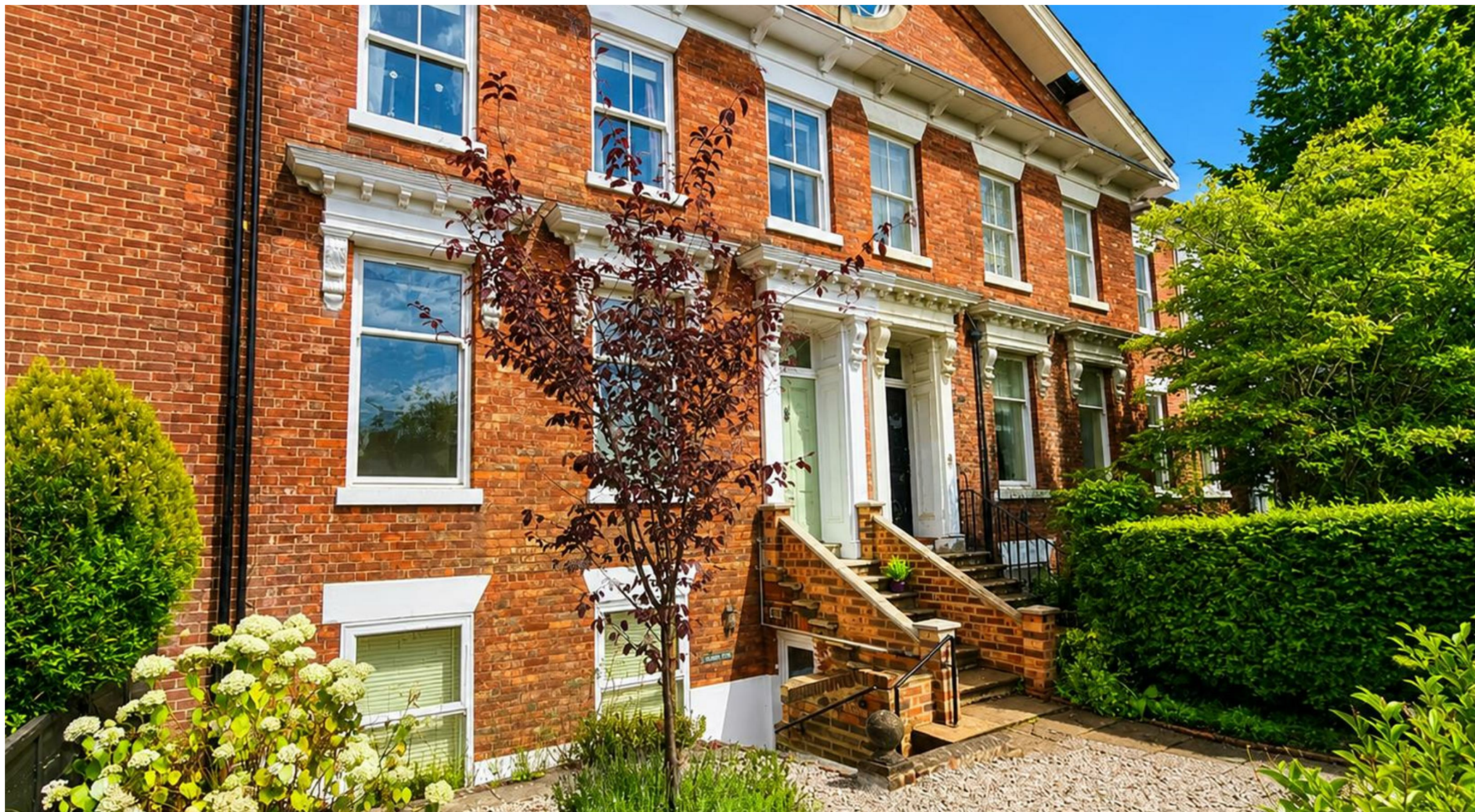




Grange Road

Darlington DL1 5NT

Offers Over £150,000





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Grange Road

Darlington DL1 5NT



- 2 cosy reception rooms
- Charming apartment style
- Easy access to transport

Situated within the popular and convenient location of Grange Road, Darlington, this well-proportioned two-bedroom apartment offers spacious accommodation and represents an excellent opportunity for first-time buyers, downsizers or investors alike.

The property offers two generous reception rooms, providing excellent flexibility for modern living and creating ample space for both relaxation and entertaining. The principal living room provides a comfortable and welcoming environment, while the additional reception room could be utilised as a dining room, home office or further sitting room.

The well-appointed kitchen offers a practical range of units and provides a pleasant space for preparing meals, with the adjoining living accommodation creating a comfortable and homely feel throughout.

There are two generously proportioned bedrooms, both offering excellent potential for a variety of furniture arrangements and providing comfortable private accommodation. The property is further complemented by a well-appointed bathroom, designed with everyday practicality in mind.

The location is a particular attraction, being conveniently positioned for a range of local amenities, shops, recreational facilities and transport links, making this an ideal base for those looking for convenience and accessibility.

Entrance Hallway

With access into main hallway.

Living/Dining Room
15'8" x 13'1" max (4.78m x 3.99m max)
This living and dining area is a bright, spacious room with a neutral carpet and crisp white walls. It features a traditional stone fireplace as a focal point and benefits from double doors which open out to the rear paved garden, allowing plenty of natural light to fill the room.

Kitchen
8'2" x 12' max (2.48m x 3.65m max)
The kitchen is well-equipped with a range of white cabinets topped with dark work surfaces. It includes integrated appliances such as an oven and gas hob with a stainless steel extractor hood above, plus a washing machine. Wood-effect flooring adds warmth and practicality to this functional space.

- 2 spacious bedrooms
- Located on Grange Road
- EPC grade C

Bedroom 1
11'9" x 10' min (3.59m x 3.05m min)
This bedroom is carpeted and painted in neutral tones, featuring a large window that floods the room with light. Built-in mirrored wardrobes provide ample storage while reflecting light and enhancing the sense of space.

Bedroom 2
8'10" x 12' min (2.69m x 3.65m min)
This second bedroom offers a quiet retreat with soft carpeting and a bright window overlooking the garden. The neutral decor provides a calm and restful atmosphere.

Shower Room
6'10" x 7'7" (2.09m x 2.30m)
The shower room has been fitted with modern grey marble-effect wall panels and a spacious wet room style shower area. It includes a white toilet, pedestal basin, and integrated storage cupboards, all finished with contemporary chrome fittings and recessed lighting.

Study
8'5" max x 7'9" (2.57m max x 2.35m)
This versatile room is ideal as a study or home office. It has a light, neutral decor with carpeting and a window to the front, creating a pleasant workspace.

Rear Garden
The rear garden is a paved courtyard offering a private outdoor space with mature plants and seating areas. It benefits from a sheltered area beneath an external fire escape, making it an ideal spot for relaxing or entertaining in warmer months. Up and over garage door allowing off street parking.

Front Garden
Court garden to the front aspect, which is well stocked and easy to maintain.

Tenure
Leasehold
Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area West End
Flood Risk Very low

- No onward chain
- Close to local amenities
- Perfect for professionals

Floor Area 828 ft 2 / 77 m 2
Plot size 0.06 acres
Mobile coverage

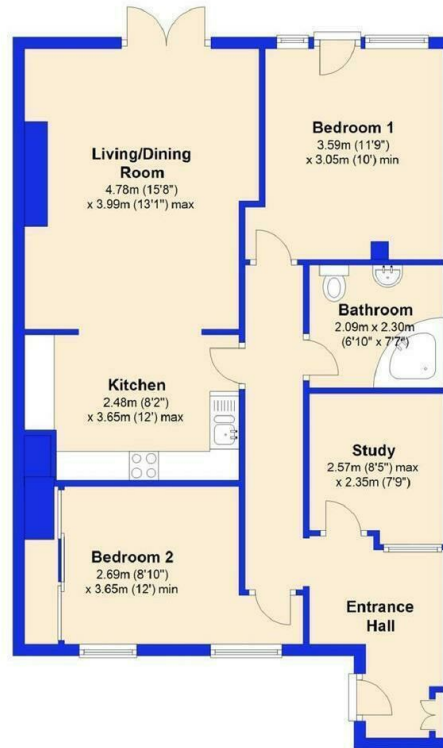
EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

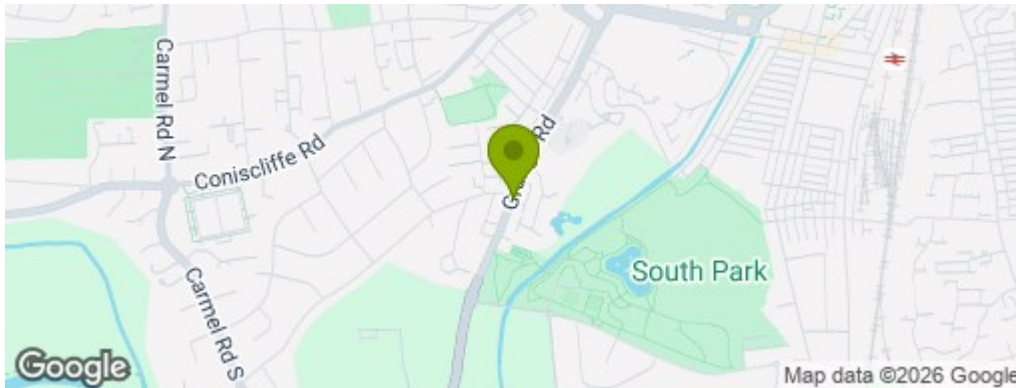
BT
Sky
Virgin

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.

Floor Plan



Sketch Plan: Not To Scale. For Illustrative Purposes Only. Produced by Carver Building Surveyors.
Plan produced using PlanUp.



Property Information

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