

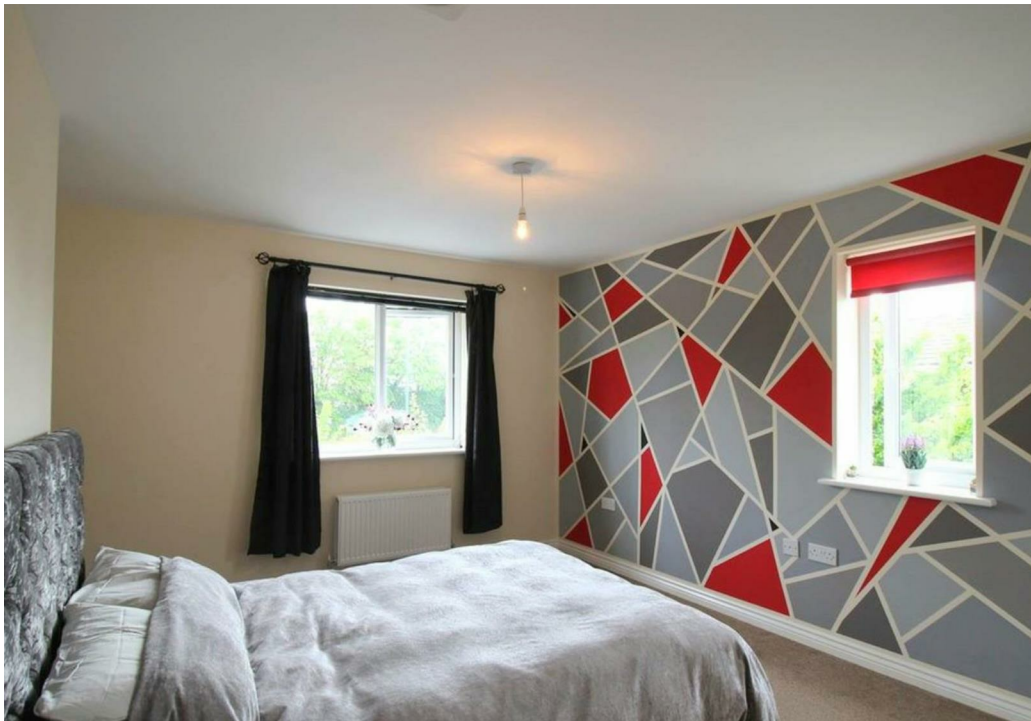


**Paton Way, DL1 1LP**  
**2 Bed - Maisonette**  
**£125,000**

**Council Tax Band: B**  
**EPC Rating: B**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Paton Way, DL1 1LP

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR \*\*\*

This unique Two Bedroom first floor apartment has its own private access and a ground floor garage. The property is within the Millfields Development of Darlington which is accessed via McMullen Road, giving access to the local shops and schools of the area, there are several greenbelt walks and good transport links towards the town centre, the A1M and Teesside.

The property briefly comprises of; Ground Floor Entrance with stairs to the first floor. The first floor has a landing with Open-Plan Living, Kitchen Dining Room, with Master Bedroom benefitting from an En-Suite Shower Room, Additional Second Bedroom and a Family Bathroom.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

## GROUND FLOOR

Entrance Stairs

## FIRST FLOOR

Landing

**Living / Dining / Kitchen Area**

17'5" x 12'5" (5.33m x 3.80m)

**Bedroom 1**

17'5" x 12'4" (5.33m x 3.76m)

**En-Suite Shower Room**

6'4" x 4'7" (1.95m x 1.40m)

**Bedroom 2**

12'7" x 11'5" (3.85m x 3.50m)

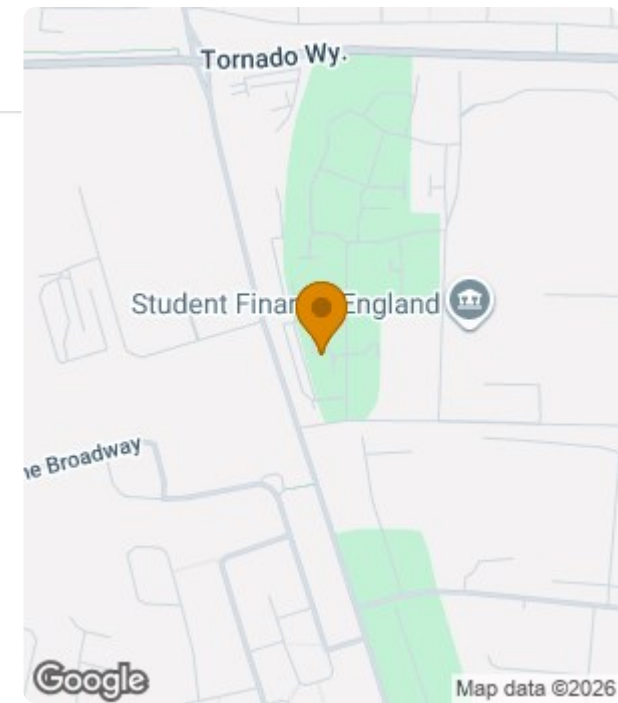
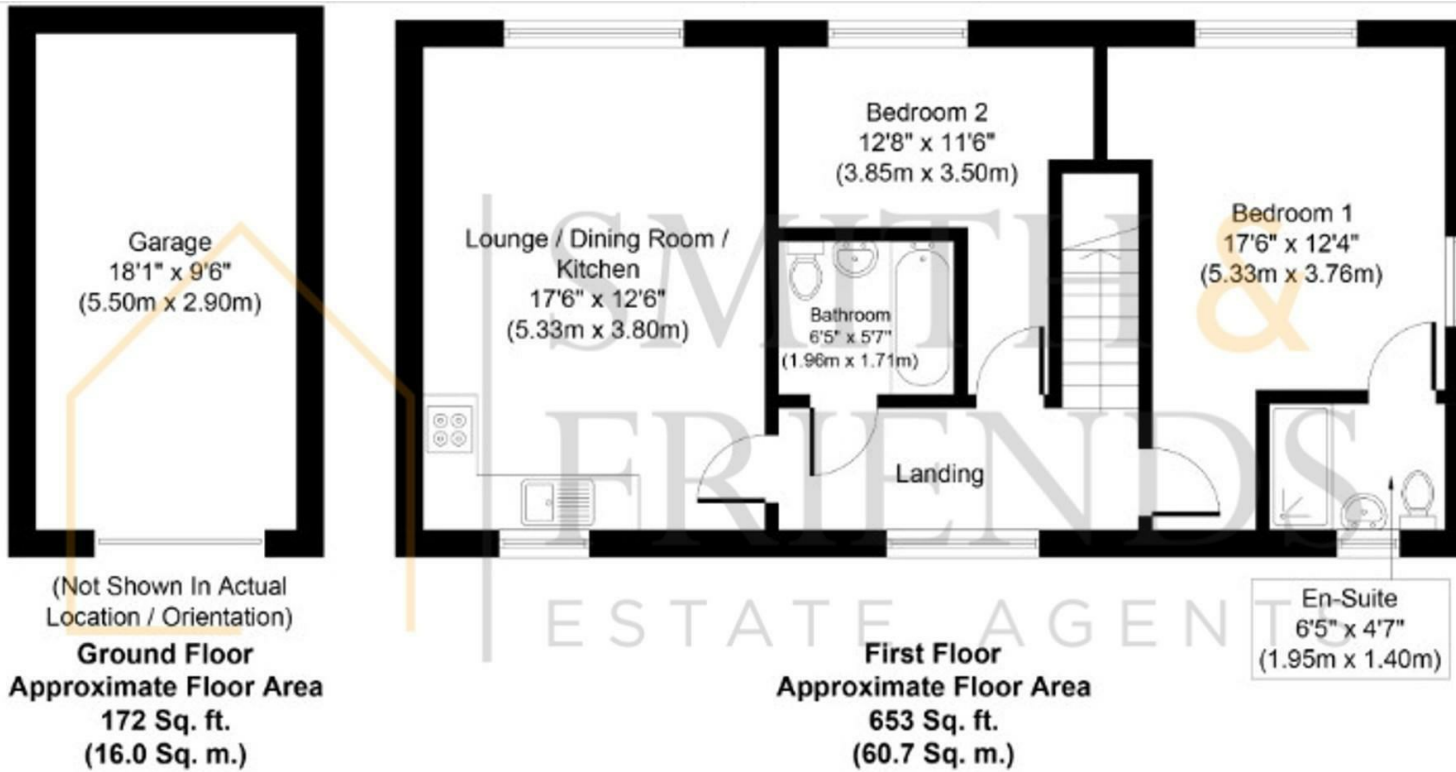
**Family Bathroom**

6'5" x 5'7" (1.96m x 1.71m)

**SINGLE GARAGE**

18'0" x 9'6" (5.50m x 2.90m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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