Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

67 QUAKER LANE, DARLINGTON, DL1 5PB

Offers In The Region Of £62,500

Ideally positioned for walking distance to the town centre, local Sainsbury's supermarket, Darlington Train station and the historic South Park along with excellent road links, the property at Quaker Lane is sure to have great appeal. For those buyers looking for convenience of the location at an attractive price we offer for sale an upgraded One Bedroomed, First floor studio apartment. Boasting refitted Kitchen and shower room and cabinetry to the reception/bedroom.

TENURE: Leased hold with a 999 year lease starting from 1996
COUNCIL TAX: A

COMMUNAL ENTRANCE
With intercom access the communal reception hallway has a door to the rear for access to the garden and carpark and a staircase leading up to the first floor.

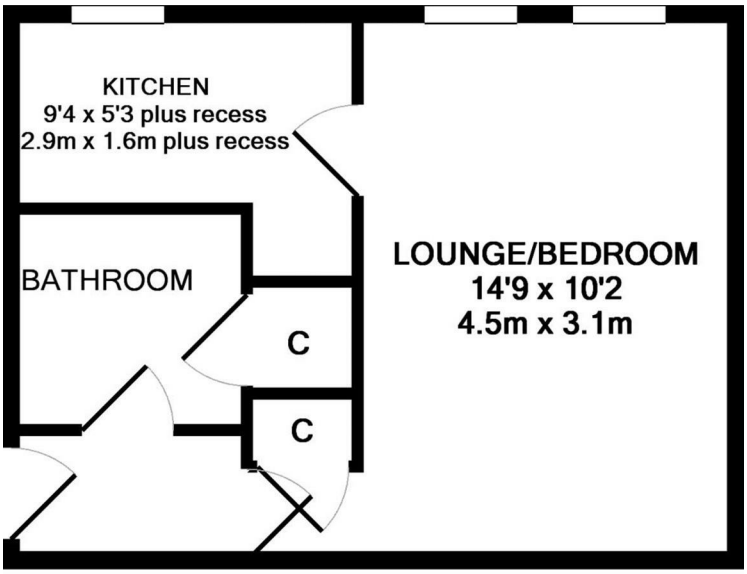
RECEPTION HALLWAY

LOUNGE/BEDROOM
14'9" x 10'2" (4.50 x 3.10)
With two windows overlooking the rear aspect. The fitted wardrobe has sliding doors and ample storage and their is a double futon pull out bed.

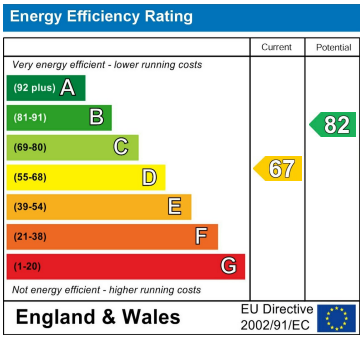
KITCHEN
9'6" x 5'2" (2.9 x 1.60)
Upgraded and refitted with a quality range of light oak wall, floor and drawer cabinets with complementing work surfaces and textured sink. There is an integrated electric oven and electric hob with stainless steel extractor hood. There is also an inegrated fridge and a microwave and plumbing for an automatic washing machine. The room has a window overlooking the communal rear garden.

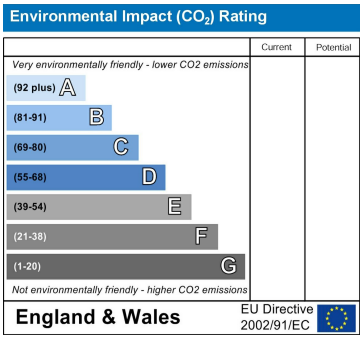
SHOWER ROOM/WC
Waterfall mains fed shower, the handbasin in within a useful vanity storage cabinet and there is a low level WC. The room has been finished with easy to maintain wall panelling and there is also an extractor fan.

COMMUNAL GARDENS
Sitting in well maintained communal gardens with lawned areas and established trees and shrubs. There is also an allocated parking space to the rear of the property.



TOTAL APPROX. FLOOR AREA 288 SQ.FT. (26.8 SQ.M.)
Not to scale-for general guidance only.
Made with Metropix ©2017





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.

NAEA National Association of Estate Agents
The Property Ombudsman