



28 BOURNE AVENUE, DARLINGTON, DL1 1LN

£82,500

Situated in the popular Eastbourne area of Darlington, we are delighted to offer for sale this well-presented two bedroomed apartment, ideally placed within walking distance of Darlington Railway Station and the town centre. The property is perfectly suited to commuters and those wishing to enjoy the convenience of nearby shops, amenities and excellent transport links.

The accommodation is light and spacious throughout and briefly comprises: entrance hallway, generous lounge with ample natural light, fitted kitchen, two well-proportioned bedrooms and a modern bathroom/wc. The second bedroom offers flexibility and would make an ideal home office or guest room.

Externally, the property benefits from allocated parking and beautifully maintained communal gardens, providing an attractive and peaceful setting.



LOUNGE
15'8" x 11'1" (4.8m x 3.4m)

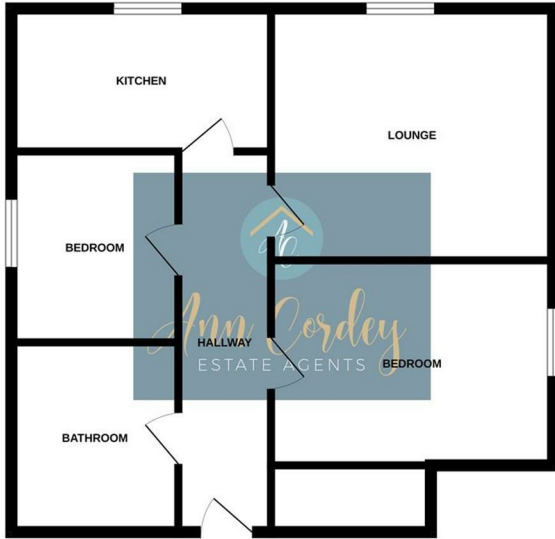
BATHROOM
7'10" x 5'10" (2.4m x 1.8m)

BEDROOM TWO
7'10" x 6'6" (2.4m x 2.0m)

BEDROOM ONE
9'1 x 13'3 (2.77m x 4.04m)

KITCHEN
12'1" x 7'6" (3.70m x 2.30m)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 based on the vendor's best knowledge and belief as to their availability or inclusion, and may be given. Made with Metropac 12/02

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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.

