



## 21 ABBEY SPRINGS, DARLINGTON, DL3 9ST

### Offers In The Region Of £155,000

Occupying a pleasant and peaceful position within the ever-popular West End of Darlington, this well-presented second floor apartment offers comfortable, low-maintenance living ideally suited to a variety of purchasers, including first-time buyers and those looking to downsize.

The accommodation is accessed via a communal entrance and in brief comprises: a welcoming entrance hallway leading through to a generously proportioned lounge, providing an ideal space for both relaxation and entertaining. The kitchen is fitted with a range of units and offers a practical layout for everyday use.

There are two well-sized double bedrooms, with the main bedroom benefitting from large fitted wardrobes, each offering comfortable accommodation, along with a bathroom/WC fitted to serve the needs of the household.

A particular feature of the property is the private south facing balcony, enjoying a pleasant outlook and providing an ideal space to sit out and unwind.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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