



38 THROSTLENEST AVENUE, DARLINGTON, DL1 2BH

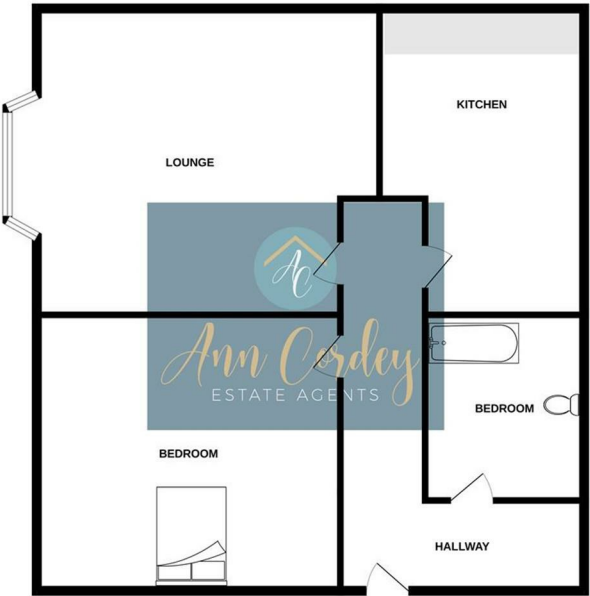
Offers In The Region Of £45,000

With potential to improve and attractively priced we have great pleasure in offering for sale this One Bedroomed Second Floor Apartment, situated in the most convenient location, within the Haughton area, close to local shops and transport routes, and available with no onward chain.

Warmed by Electric Heating, and with the benefit of Double Glazing, this deceptively spacious apartment needs to be viewed internally to be fully appreciated. The accommodation briefly comprises: Communal Entrance Hall, Reception Hallway with laminate flooring, spacious, light and airy Lounge/Diner, allowing for a versatile layout, with three windows to the front aspect, and a window to the side allowing a good degree of natural light. Kitchen with a range of black effect units. Bedroom overlooking the



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagor (2025)

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

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.

