



*Ann Cordley*  
ESTATE AGENTS

**10 Rowan Court, Darlington, DL3 8SA**  
**Offers In The Region Of £175,000**



## 10 Rowan Court, Darlington, DL3 8SA

Available with vacant possession we have great pleasure in offering for sale this extremely spacious First Floor, Two Bedroom Apartment. Situated in a delightful cul de sac in the popular West End of Darlington with easy access to local services, excellent schooling and convenient access both to the town centre and to the A1.

Warmed by Gas Central Heating, the deceptively spacious accommodation briefly comprises of: a spacious Reception Hallway, with door into the Garage. light and airy Lounge with picture window overlooking the communal lawned garden, Kitchen/Breakfast Room with a range of wooden fitted units, electric cooker and central heating boiler. Both Bedroom One and Bedroom Two are doubles. The Shower Room/WC has been re-fitted with a modern double walk in shower, w/c, handbasin and vanity unit.

Externally there is a driveway leading to the single garage with up and over door. There are communal Gardens to the front of the block with lawned area.

### LOUNGE

15'11 x 11'11 (4.85m x 3.63m)



### KITCHEN

12'08 x 9'10 (3.86m x 3.00m )



### SHOWER ROOM

7'4 x 5'5 (2.24m x 1.65m )

### BEDROOM ONE

12'6 x 12'4 (3.81m x 3.76m )

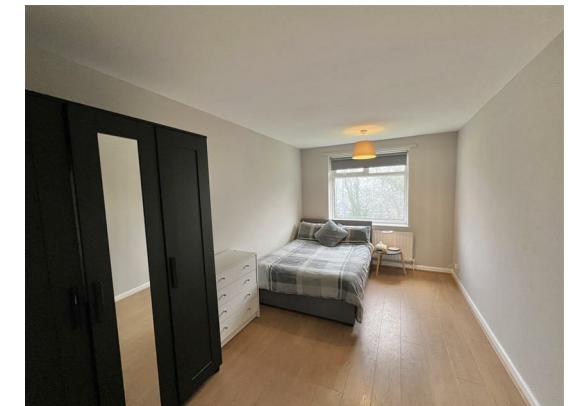
### BEDROOM TWO

14'03 x 8'10 (4.34m x 2.69m )

### GARAGE

18'11 x 9'11 (5.77m x 3.02m )





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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B	75	78	(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

