



## 51 HAWKESBURY MEWS, DARLINGTON, DL3 6RR

**Offers In The Region Of £89,950**

Offered with no onward chain and ideally placed for ease of access to the town centre and Cockerton village, we have pleasure in offering for sale this Two Bedrooomed First Floor apartment.

Warmed by Electric Storage Heating, and with the benefit of Sealed Unit Double Glazed Windows, the extremely spacious and well presented accommodation briefly comprises: Communal Hallway with staircase to the first floor, Reception Hallway, spacious light and airy Lounge with feature fireplace and double glazed french doors opening to a Juliet balcony,



## EXTERNALLY

GROUND FLOOR

## HALLWAY

## LOUNGE

16'6" x 12'2" (5.05m x 3.71m)

## KITCHEN

8'11" x 9'4" (2.72m x 2.87m)

## BEDROOM ONE

13'10" x 12'4" (4.22m x 3.78m)

## BEDROOM TWO

11'1" x 10'9" (3.40m x 3.30m)

## BATHROOM/WC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors, whilst taken with great care, may be approximate and are for guidance only. No guarantee is given as to their accuracy and no responsibility is accepted for any omission or mis-statement. 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 condition or working order can be given.  
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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 <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		
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.

