



## **7 BANKSIDE COURT HARGREAVE TERRACE, DARLINGTON, DL1 5LE**

### **Offers In The Region Of £99,950**

Perfectly positioned within walking distance to Darlington's mainline train station, this two bedroom apartment offers unrivaled convenience for commuters. Adding to its appeal is a rare external allocated parking space, providing a practical and valuable benefit in this prime location.

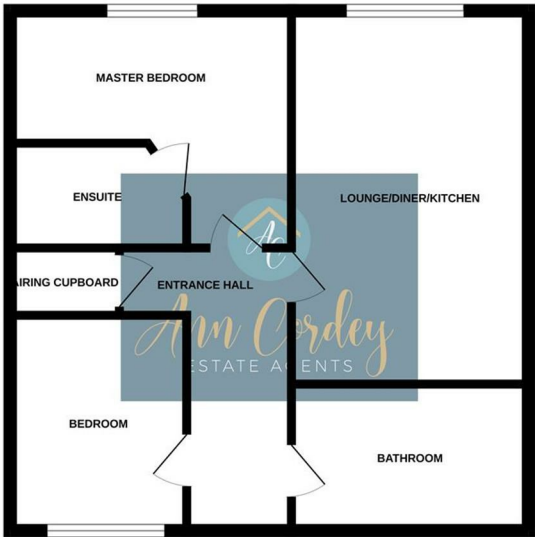
Internally, the property boasts a well-designed layout, featuring two spacious bedrooms. The master bedroom comes complete with its own en suite for added privacy and comfort, while a separate family bathroom serves the rest of the home. The heart of the flat is the expansive open-plan lounge, kitchen, and dining area—a bright and inviting space ideal for modern living and entertaining.





HALLWAY  
BEDROOM 2  
BATHROOM  
LOUNGE/DINER/KITCHEN  
BEDROOM 1  
EN SUITE  
EXTERNALLY

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of built, voids, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency 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.

