



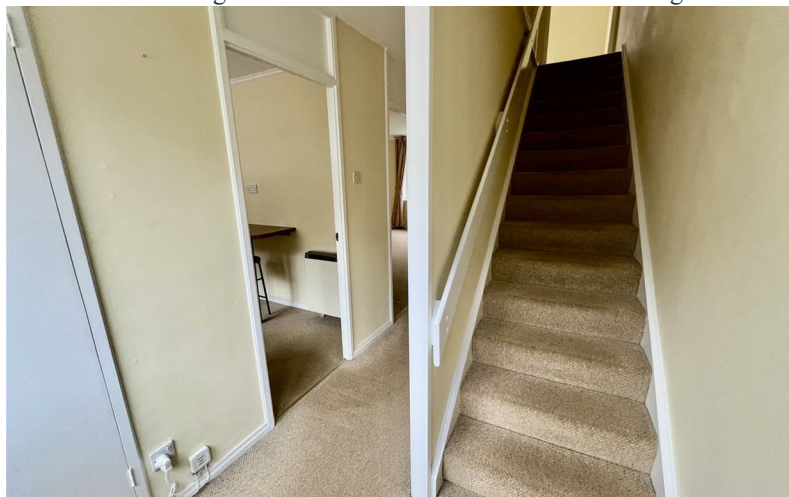
## 9 SPRUCE GROVE, DARLINGTON, DL3 8NW

### Offers In The Region Of £145,000

Spacious accommodation is on offer within this THREE BEDROOMED maisonette apartment, which has a pleasant outlook and enjoys a spacious lounge, kitchen, three generous bedrooms and Bathroom/wc. The property is situated in the ever popular West End of Darlington and boasting a single garage.

The property is available with no onward chain, is warmed by ventilation heating and has the benefit of UPVC Double Glazing.

Spruce Grove is a development of Apartments located just off Abbey Road towards Carmel Road North and is ideally placed for access to Darlington's Town Centre also to Cockerton Village and transport links towards the A1, Barnard Castle and Teesside.





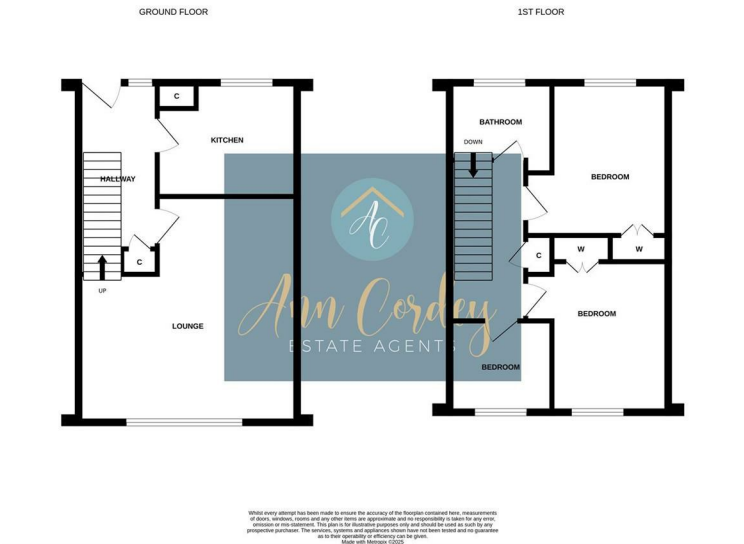
**KITCHEN**  
10'9" x 8'6" (3.3m x 2.6 )

**LOUNGE**  
17'0" x 17'0" (5.2m x 5.2m )

**BEDROOM ONE**  
11'9" x 11'1" (3.6m x 3.4m )

**BEDROOM TWO**  
11'9" x 10'9" (3.6m x 3.3m)

**BEDROOM THREE**  
8'2" x 7'2" (2.5m x 2.2m )



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.

