

Ann Cordey
ESTATE AGENTS

29 Squires Court Woodland Road, Darlington, DL3 9XZ

Offers In The Region Of £109,950

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Situated in a very convenient and delightful location in Cockerton Village only minutes walking distance from all the excellent facilities in the village including Supermarkets, Library, Post Office, Doctors Surgery and Chemist, as well as enjoying an excellent bus service to the Town Centre, a well presented Two Bedroomed First Floor Apartment, which is available with immediate vacant possession.

This retirement development is unlike any other, offering a range of benefits, which can really make a difference to your lifestyle. For example, greater security, the presence of a house manager, the reassurance of an emergency call system, guaranteed property maintenance, pleasant and practical communal areas and facilities, including a residents lounge, laundry and guest room for the use of visitors.
Prospective buyers please note that anyone wishing to purchase the apartment must be over 55 years of age. Further details are available from the office.

Warmed by Electric Heating, with the benefit of Double Glazing, the accommodation briefly comprises: Communal Hallway, Residents Lounge and Laundry, lift to the first floor, Entrance door into the Reception Hallway, Lounge with Juliet balcony and featuring an Adams style fire surround with Living Flame electric fire, fitted Kitchen with appliances, Two Bedrooms, one fitted with a range of wardrobes with mirrored doors and built-in drawers, and shower room/wc, which has tiled effect waterproof wall board and fitted walk in shower cubicle.

LOUNGE
17'7 x 11'1" (5.36m x 3.38m)

KITCHEN
9'0 x 5'8 (2.74m x 1.73m)

BEDROOM ONE
9'2 x 18'0 (2.79m x 5.49m)

BEDROOM TWO
11'5 x 8'9 (3.48m x 2.67m)











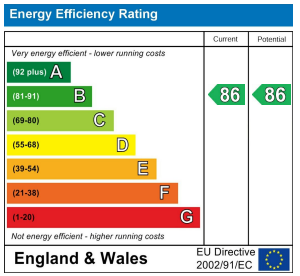

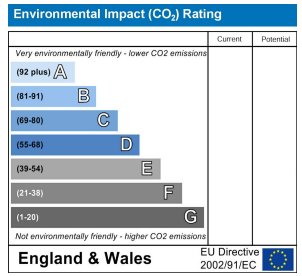

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

NAEA National Association of Estate Agents

The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com







