



19 MAYFIELD, DARLINGTON, DL3 7TU

Offers In The Region Of £129,950

Situated in a pleasant location within Darlington's West End we offer for sale a spacious TWO BEDROOMED second floor apartment. The property is available with no onward chain and offers the potential to improve to your own taste and preference.

The large lounge and dining room is dual aspect with a window to the side and a balcony which enjoys views across the well established communal gardens. This room leads to the kitchen which is also of a good size and accommodates an ample range of wall, floor and drawer cabinets. In addition there are two bedrooms, a generous double bedroom and a further single room both of which are serviced by a family bathroom/WC.



The location just off Uplands Road is ideal as it is within walking distance to the town centre and all of the shops and amenities there. The property is warmed by gas central heating and is double glazed. There is a annual ground rent and management charge for the property details of which are available from our office.

TENURE: Leasehold
COUNCIL TAX: A

COMMUNAL ENTRANCE

Entrance to the building is via intercom. The communal hallway has the staircase to all of the floors.

RECEPTION HALLWAY

The reception hallway leads to all of the accommodation and has useful storage cupboard.

LOUNGE/DINING ROOM

20'9" x 11'2" (6.34 x 3.42)

A spacious room, light and bright being dual aspect with a window to the side and sliding patio doors opening onto the patio.

KITCHEN

9'7" x 8'4" (2.94 x 2.55)

The kitchen comprises of an ample range of wall, floor and drawer cabinets with matching worksurfaces and stainless steel sink unit. There is also a free standing gas cooker and plumbing for an automatic washing machine. The room has a window to the side aspect.

BEDROOM ONE

15'1" x 10'0" (4.62 x 3.06)

A spacious double bedroom overlooking the front aspect and having a fitted wardrobe.

BEDROOM TWO

10'3" x 6'7" (3.13 x 2.01)

A good sized single bedroom this time overlooking the rear aspect.

BATHROOM/WC

Comprising a coloured suite with paneled bath with hand held shower fitment, pedestal handbasin and WC.

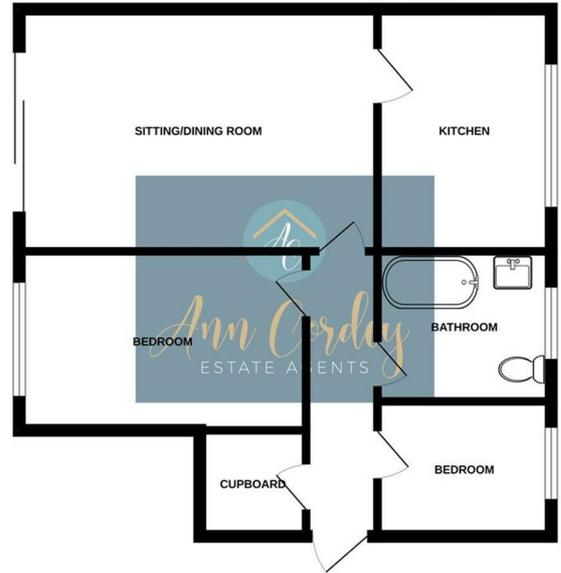
EXTERNALLY

The property sits in communal gardens with parking and garage blocks. There is a single GARAGE belonging to this property.

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.

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA- 551 sq.ft. (51.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metrage CAD2020.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

