



## 73 SMITHFIELD ROAD, DARLINGTON, DL1 5UQ

### Offers In The Region Of £65,000

A deceptively spacious one-bedroom first floor apartment, pleasantly situated within the ever-popular South Park area of Darlington and offered to the market with no onward chain.

Recently re-decorated throughout, the property provides ready-to-move-into accommodation and would make an ideal purchase for a first-time buyer, investor or those looking to downsize.

Conveniently located close to a range of local amenities and regular bus routes, the apartment is also within easy reach of



LOUNGE  
14'07 x 13'06 (4.45m x 4.11m )

KITCHEN/DINER  
14'01 x 7'08 (4.29m x 2.34m )

BATHROOM  
7'2 x 4'11 (2.18m x 1.50m)

BEDROOM  
10'03 x 9'01 (3.12m x 2.77m )

W/C  
5'7 x 2'9 (1.70m x 0.84m )

GROUND FLOOR



Whilst 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

| 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 |         |                         |
|                                             | 55      | 76                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                         |
|-----------------------------------------------------|---------|-------------------------|
|                                                     | Current | Potential               |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                         |
|                                                     |         |                         |
| England & Wales                                     |         | EU Directive 2002/91/EC |

