



Ann Cordey
ESTATE AGENTS

3 St. Cuthberts Place, Darlington, County Durham, DL3 7UX
Offers In The Region Of £110,000



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Available for sale with no onward chain and set in a prime West End location, this well-presented TWO BEDROOM GROUND FLOOR APARTMENT offers comfortable and practical living.

The accommodation comprises a communal entrance leading to an internal hallway and then into a spacious lounge with patio doors, allowing for plenty of natural light. The fitted kitchen features a range of wall and base units and is complete with a built-in electric oven and hob, fridge freezer, and dishwasher.

There is a generous master bedroom with a separate walk-in wardrobe, a further single bedroom, and a bathroom fitted with a low-level hand basin, WC, bath, and separate shower.

Externally, the property benefits from a single garage, allocated parking within a car park to the rear, and access to a well-maintained communal garden.

HALLWAY

LOUNGE

14'1" x 14'1" (4.3m x 4.3m)

BEDROOM ONE

13'9" x 8'2" (4.2m x 2.5m)

BEDROOM TWO

10'9" x 10'5" (3.3m x 3.2m)

KITCHEN

12'5" x 5'10" (3.8m x 1.8m)

BATHROOM

6'6" x 5'10" (2.m x 1.8m)





GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing information, measurements, and descriptions, the vendor does not warrant or represent that the information is complete, accurate, or reliable. The buyer is advised to verify the information by independent means. The buyer is advised to consult with a professional advisor before making any decision. The information is provided for general information only and does not constitute an offer or a contract. The information is provided for general information only and does not constitute an offer or a contract. The information is provided for general information only and does not constitute an offer or a contract.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.

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