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ESTATE AGENTS

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36 HAWKESBURY MEWS, DARLINGTON, DL3 6RR

Offers In The Region Of £85,000

Much sought after TWO BEDROOMED ground floor apartment is offered for sale with no onward chain. Situated close to Darlington's town centre and within walking distance to the shops and amenities at Cockerton village. The accommodation is on a good size and would suit a number of buyers from those looking for a first home and for those down sizing. It would also be an ideal rental opportunity for a landlord.

Being ground floor has the advantage of double doors to both the lounge and kitchen with access to the

The principal bedroom is a good sized double room with built in wardrobes and bedroom two is a sizeable single. Both are serviced by a shower room with vanity storage cabinets. The property is warmed by electric storage heaters and has a 125 year lease from 1993. Further details regarding management fees are available within our office.

TENURE: Leasehold
COUNCIL TAX: C

COMMUNAL ENTRANCE
Secure intercom access into the communal reception hallway which has the staircase leading to all floors. A glazed door opens into a further space which leads to the front entrance door of the apartment.

RECEPTION HALLWAY
The apartment entrance door opens into the welcoming reception hallway, which leads to both bedrooms, shower room/wc, lounge and dining room. There is a wall mounted electric storage heater and a useful storage cupboard which houses the hot water tank.

LOUNGE
12'4" x 12'3" (3.78 x 3.74)
The dual aspect lounge is a pleasant reception room with windows to the side and French doors opening onto the communal garden to the front. There is an electric fire suite to add a focal point and a cosy glow when needed. There is also an electric storage heater. The room is open plan to the dining area.

DINING AREA
12'9" x 9'3" (3.89 x 2.84)
The dining area or further reception room is a good sized space and has open plan access to the kitchen. There is a double glazed French door allowing for natural light and access to the rear communal garden.

KITCHEN
10'11" x 8'7" (3.35 x 2.64)
Refitted with a modern range of wall, floor and drawer cabinets in a cream gloss finish with complimenting work preparation surfaces and stainless steel sink unit with tiled surrounds. The integrated appliances include an electric fan assisted double oven with induction hob, fridge/freezer and dishwasher. The freestanding washing machine is also included in the sale. A practical and attractive tiled floor completes the room which shares the French door access to the rear with the dining area.

BEDROOM ONE
12'0" x 10'5" (3.66 x 3.18)
A good sized double bedroom, with a double glazed window to the front aspect and benefitting from fitted wardrobes and storage drawers.

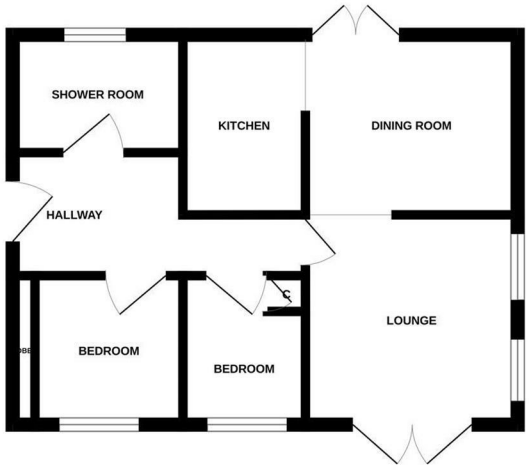
BEDROOM TWO
12'0" x 5'10" (3.66 x 1.78)
A well proportioned single bedroom, also having a double glazed window over looking the front aspect and there is a useful built in storage cupboard.

SHOWER ROOM WC
Comprising a large shower cubicle with electric shower. The hand basin and WC are positioned within a white gloss vanity unit providing useful storage. The room has a vinyl floor and a window to the rear aspect.

EXTERNALLY
The apartment block sits in communal gardens which are laid to lawn. The front of the apartment is south facing and is screened by established hedging. The rear is also laid to lawn and is enclosed by fencing with mature trees and shrubs to the borders.

There is a designated parking space for the property and ample visitor parking.

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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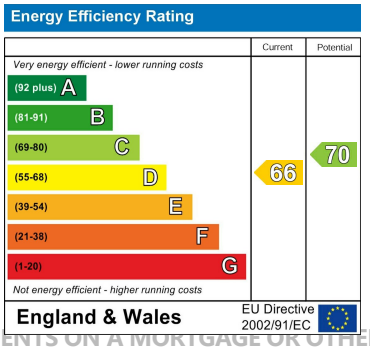

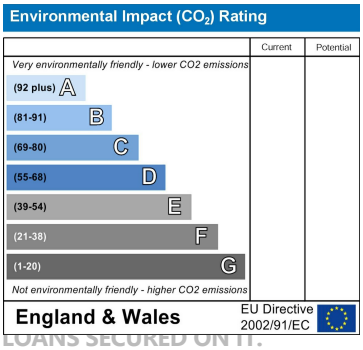

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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NAEA National Association of Estate Agents
The Property Ombudsman