Ann Cordey
ESTATE AGENTS

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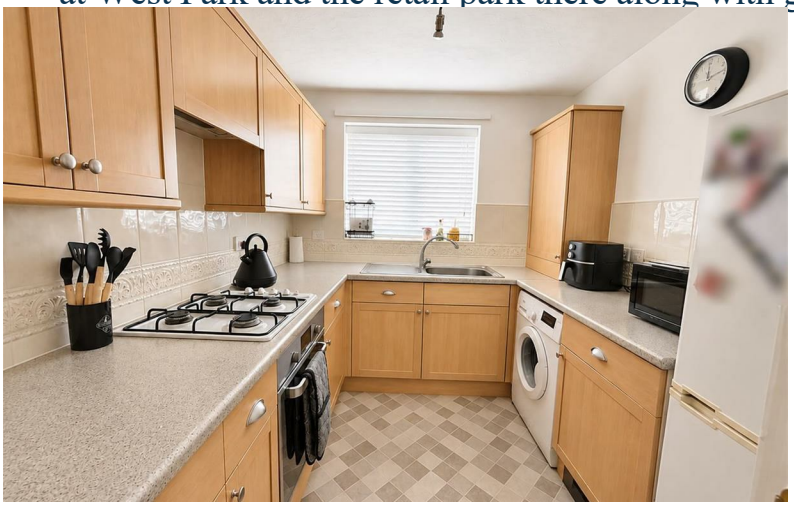
9 BLOSSOM CLOSE, DARLINGTON, DL3 0YX

Offers In The Region Of £99,950

Offered for sale towards an investor/landlord this two bedroomed ground floor apartment has a long term tenant in situ currently paying £625 per calender month.
The property is immaculately presented and situated in a cul-de-sac location just off Brinkburn Drive making it very convenient for the town centre and the parade of shops at Cockerton. There are regular bus services and ease of access to the Aldi Supermarket and Marks & Spencer foodhall at West Park and the retail park there along with good road links to the town and the A1M both





The modern apartment has a good sized lounge diner with view through the Juliet balcony to the front. The kitchen has an ample range of cabinets and both bedrooms are very well proportioned. These are serviced by a shower room with mains fed shower.

Fulle double glazed and warmed by gas central heating.

TENURE: Leasehold
COUNCIL TAX: B

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COMMUNAL ENTRANCE
Intercom access to the communal entrance and the entrance door of the apartment.

RECEPTION HALLWAY
Welcoming reception hallway leads to all of the accommodation.

LOUNGE
19'8" x 9'10" (6.00 x 3.02)
A good sized reception room with Juliet Balcony with french doors to the front aspect.

KITCHEN
10'9" x 7'8" (3.30 x 2.36)
A well proportioned room fitted with an ample range of cabinets and integrated appliances with a window to the front aspect.

BEDROOM ONE
12'0" x 10'4" (3.68 x 3.16)

BEDROOM TWO
9'8" x 8'11" (2.95 x 2.72)

SHOWER ROOM/WC
With mains fed shower, handbasin and WC.

EXTERNALLY
Communal ground and allocated parking space.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.
Not to scale-for general guidance only.
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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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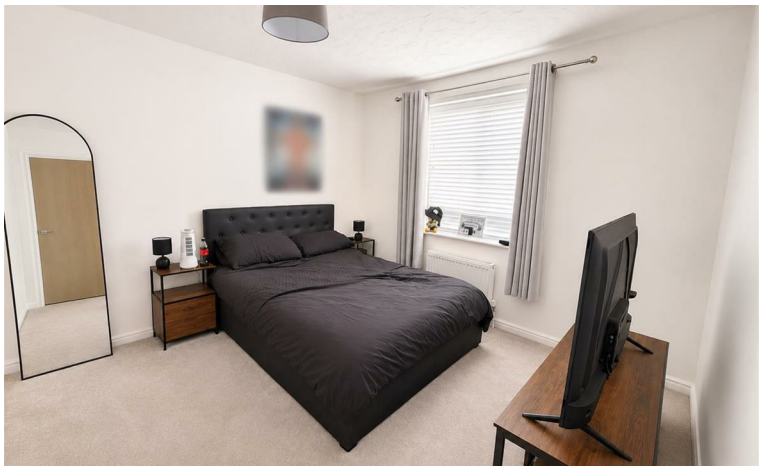



NAEA National Association of Estate Agents
The Property Ombudsman