



## 4 ROSEBAY COURT, DARLINGTON, DL3 6RS

### Offers In The Region Of £77,500

We are delighted to offer for sale this attractive, One Bedroomed, First Floor Apartment situated in this very convenient location ideally placed for access to Darlington town centre and Cockerton village, enjoying an outlook to the front beyond the road to the bowling green.

The property will appeal to a variety of prospective purchasers. Viewing is highly recommended at the earliest opportunity.

Warmed by electric storage heating, and with the benefit of UPVC Double Glazing, the accommodation briefly comprises: Communal Hallway. Entrance Vestibule with door opening to the Reception Hallway with intercom system. Light and spacious Lounge dual aspect with windows overlooking the front aspect. Fitted Kitchen/Dining Room with window to the rear aspect. Generous Bedroom and Bathroom/WC fitted with a white suite and walk in shower cubicle.





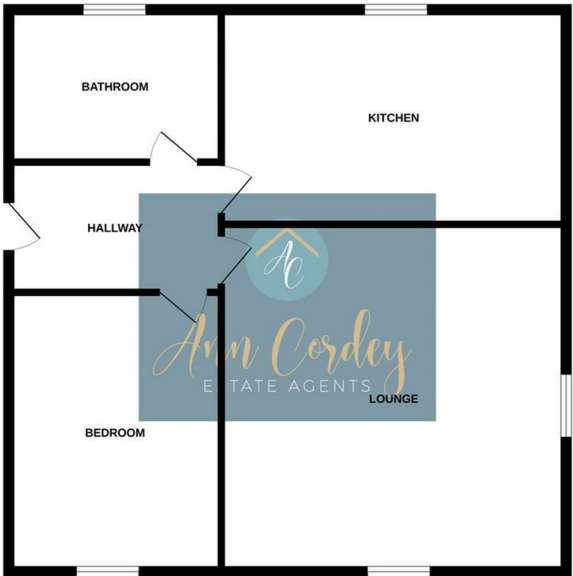
LOUNGE  
15'10 x 11'04 (4.83m x 3.45m)

KITCHEN/DINER  
9'2 x 12'2 (2.79m x 3.71m)

BEDROOM  
12'3 x 9'3 (3.73m x 2.82m)

BATHROOM  
5'5 x 8'3 (1.65m x 2.51m )

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, gardens, yards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
	75	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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.

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.

