



## 73 ALBATROSS WAY, DARLINGTON, DL1 1DN

### Offers In The Region Of £150,000

Albatross Way is ideally located within easy reach of a good range of local shops and amenities, including schools for all age groups and a regular bus service. A more comprehensive selection of shopping, leisure facilities and services can be found in Darlington town centre, which is just a short drive away.

The property has recently undergone a full renovation by the current owner and must be viewed to be fully appreciated. Benefitting from a ground floor shower room, it is well suited to a wide range of buyers. The works have been completed to an exceptionally high standard and include external Rockwool insulation, improving the property's energy efficiency rating to a high C. Further improvements include a new central heating boiler, new radiators, full electrical re-wiring and triple glazed windows throughout.



**ENTRANCE PORCH**

**LOUNGE**

14'10" x 13'11" (4.54 x 4.26)

**KITCHEN/DINER**

10'0" x 14'6" (3.06 x 4.44)

**SHOWER ROOM/CLOAKROOM**

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

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

18'2" x 10'4" (5.54 x 3.17)

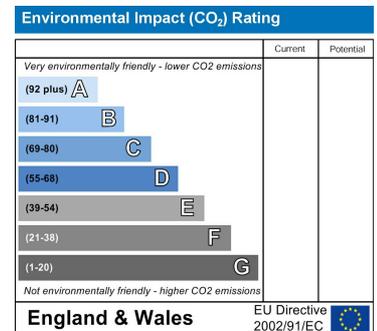
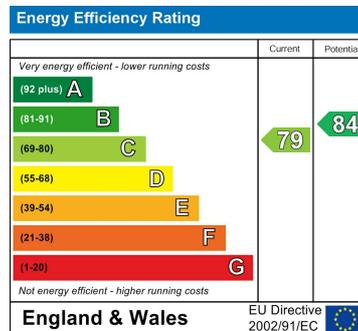
**BEDROOM TWO**

8'11" x 8'0" (2.72 x 2.46)

**BATHROOM/WC**



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