



## **FLAT 9 SELABY HOUSE, 10 SPRING HILL, DARLINGTON, DL3 0RJ**

### **Offers In The Region Of £67,000**

Extremely well presented One Bedroomed first floor apartment enjoying a splendid view from both the lounge and bedroom over Parkland, available with no onward chain and in ready to move into order, there is not a better buy around in the Harrowgate Hill area of Darlington.



Presented to the highest of standards, and in immaculate order throughout, warmed by Gas Central Heating, and with the benefit of Double Glazing, the beautifully appointed accommodation briefly comprises: Communal Hallway with staircase leading to the first floor, Reception Hallway with Intercom system and oak effect laminate flooring, light and airy Lounge with double glazed bay window overlooking enjoying the most pleasant outlook, and Bespoke wall mounted electric fire, Double Bedroom enjoying outlook to the rear, fitted Kitchen with breakfast bar, and a fully tiled Bathroom/wc, fitted with a white suite, and chrome overhead shower fitment with folding screen.

### COMMUNAL HALLWAY

Staircase leading to the first floor.

### RECEPTION HALLWAY

Intercom system and oak effect laminate flooring.

### LOUNGE

13'10" x 13' (4.22m x 3.96m)

Light and airy room with double glazed bay window overlooking a wonderful outlook over Parkland, Bespoke wall mounted electric fire, floating display shelving, telephone point, smoke alarm and oak effect laminate flooring.

### DOUBLE BEDROOM

11'9" x 15'6" (3.58m x 4.72m)

Double glazed window, and oak effect laminate flooring.

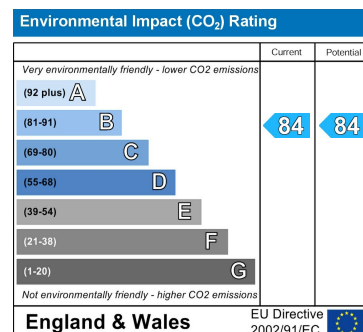
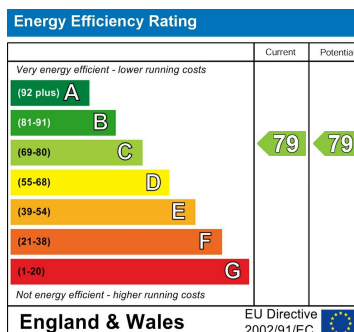
### KITCHEN

11'9" x 13'5" (3.58m x 4.09m)

Fitted with a range of wall, floor and drawer units, work preparation surfaces and breakfast bar, stainless steel sink unit, integrated dishwasher, plumbing for an automatic washing machine, electric cooker point, and double glazed window to the front aspect.

### BATHROOM/WC

Fully tiled and fitted with a white suite, comprising safety panel bath with overhead chrome shower fitment and folding screen, w/c, handbasin, laminate flooring and double glazed window to the front aspect.



**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.

