



**** ATTENTION ALL INVESTORS ** ** CLOSE TO LOCAL AMENITIES ** ** PARKING SPACE ****

Robinsons are delighted to offer for sale this spacious two bedroom ground floor apartment located just off North Road. The property is situated with great access to Morrisons supermarket, and just a ten minute walk into the town centre.

The apartment benefits from gas central heating, full double glazing and comes with allocated parking. We highly recommend an internal viewing to appreciate the spacious accommodation on offer.

The property comprises, large lounge allowing ample natural light with breakfast bar separating the kitchen with modern wall and base units, gas hob and electric oven. Two good size bedrooms, the master with en-suite wet room. Separate bathroom with panelled bath, wash hand basin and low level w.c.

Externally there is a allocated parking space.

Please Note: This is a leasehold. Council tax band A.

Whessoe Road, Darlington, DL3 0QZ

ENTRANCE HALLWAY

LOUNGE

20'8x15' (6.30mx4.57m)

KITCHEN

10'7x8'4 (3.23mx2.54m)

BEDROOM

15'x10'4 (4.57mx3.15m)

EN-SUITE WETROOM

BEDROOM

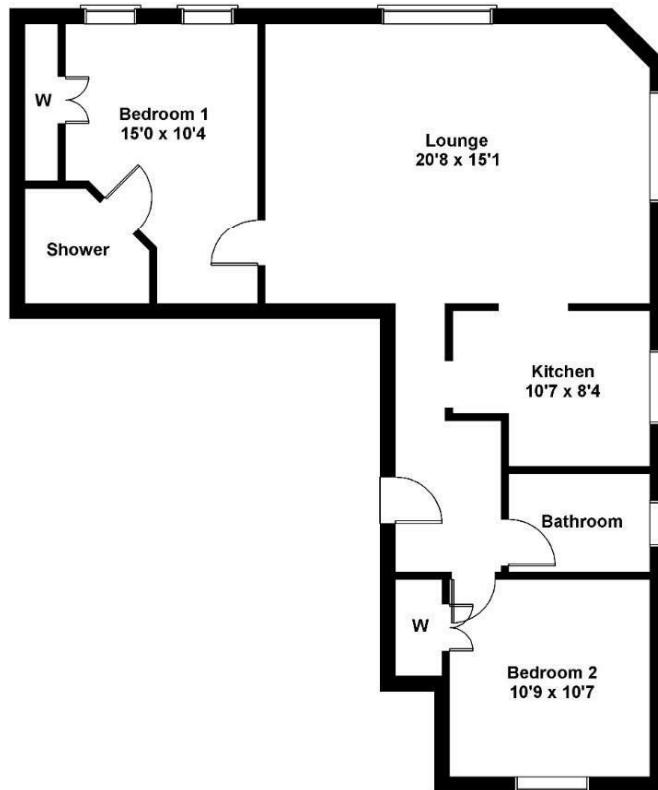
10'9x10'7 (3.28mx3.23m)

BATHROOM/W.C.

FRONT EXTERNAL



Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-64) D		
(39-54) E		
(21-35) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-64) D		
(39-54) E		
(21-35) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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