



PUBLIC NOTICE Smith and Friends are now in receipt of an offer for the sum of £99,950 for 21 Durham House, Scholars Park. Anyone wishing to place an offer on this property should contact Smith and Friends at 7 Duke St, Darlington DL3 7RX on 01325 484440 before exchange of contracts.

This modern, spacious first-floor apartment in the highly sought-after West End of Darlington offers a comfortable and contemporary living space. Boasting two generously sized bedrooms, it includes an en-suite bathroom in the master, providing added privacy and convenience. The second bathroom is also stylish and well-appointed. The open-plan living area is flooded with natural light, creating a bright and airy atmosphere. The fully equipped kitchen features modern appliances, perfect for home cooking and entertaining. The apartment is ideally located, with allocated parking for ease of access. Situated just a short walk from a variety of vibrant restaurants, coffee shops, and bus routes, residents can easily enjoy the best of Darlington's town centre. Whether you're commuting or exploring local attractions, this home offers both comfort and convenience in one of Darlington's most desirable areas. Ideal for First time buyer or investor.

Scholars Park, Darlington, DL3 7FD

2 Bedroom - House

£85,000

EPC Rating: C

Tenure: Leasehold

Council Tax Band: C

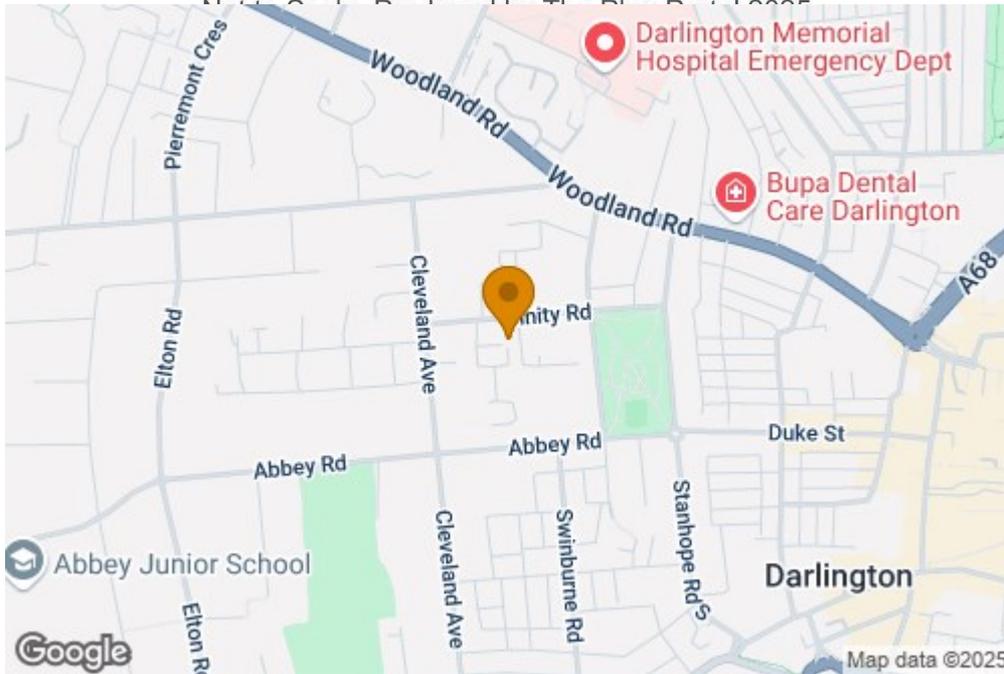


**SMITH &
FRIENDS**
ESTATE AGENTS

Scholars Park, Darlington, DL3 7FD

Durham House Scholars Park Darlington

Approximate Gross Internal Area
689 sq ft - 64 sq m



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	81
		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX 01325 484440
<https://www.smith-and-friends.co.uk>

