



*** NO CHAIN SALE ***
 *** SOLD WITH SITTING TENANT ***

A two bedroomed GROUND FLOOR apartment located on a popular development in the sought after West End location of Darlington. The development allows easy access to local amenities including shops in Darlington town centre, local schools and good transport links. In brief the property includes; gas central heating and double glazing.

In brief the accommodation comprises: communal hall, lounge, kitchen with a modern range of wall and base units including integrated oven hob and chimney style extractor, two bedrooms one with mirrored wardrobes, bathroom comprising of three piece white suite including panelled bath with overhead shower, low level/w.c. and pedestal wash hand basin.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

Durham House, Darlington, DL3 7FD

2 Bedroom - Apartment

£90,000

EPC Rating: C

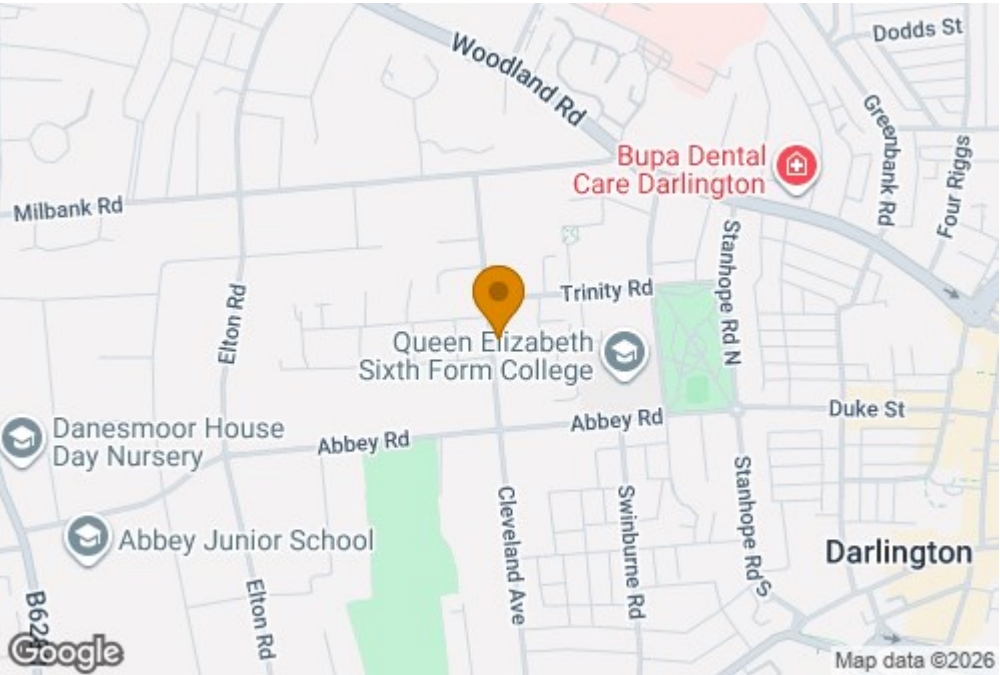
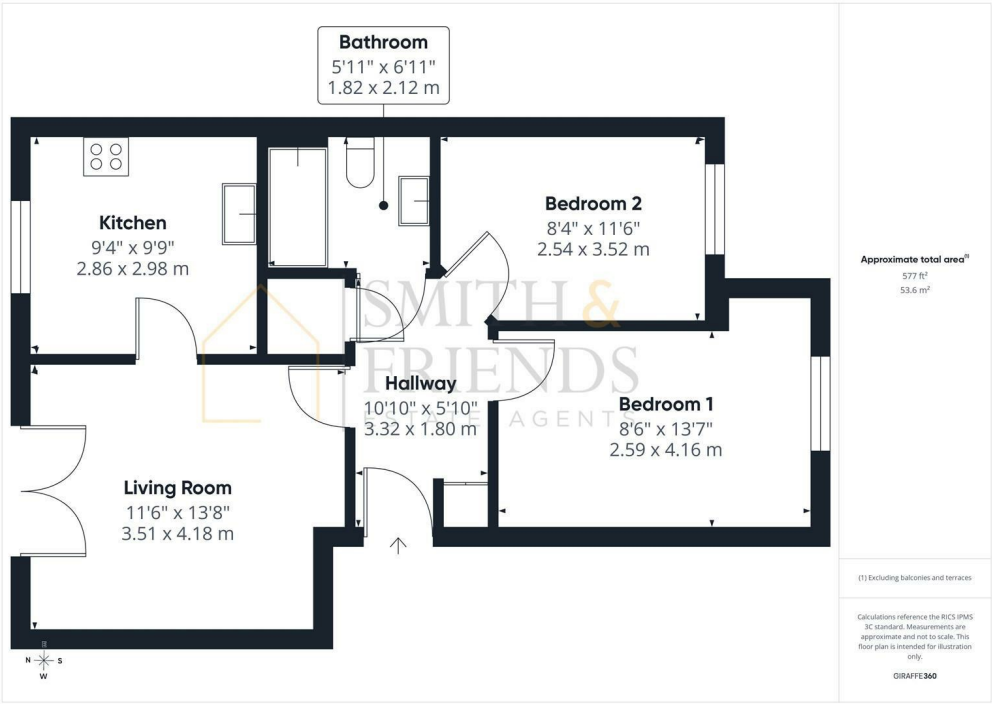
Tenure: Leasehold

Council Tax Band: C



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Durham House, Darlington, DL3 7FD



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		
Very energy efficient - lower running costs	Current	Potential
(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	EU Directive 2002/91/EC	

