



94, Lowther Drive Darlington, DL1 4LZ

We are acting in the sale of the above property and have received an offer of £ 70,050 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

This stylish first-floor modern apartment, conveniently located near Darlington Town Centre, offers contemporary living at its finest. The property boasts a spacious bedroom with an ensuite bathroom. The modern fitted kitchen is equipped with high-quality appliances, ample storage, and a chic design, ideal for cooking and entertaining. The open-plan layout creates a bright and airy atmosphere, complemented by neutral décor throughout. Additional benefits include allocated parking, ensuring convenience for residents. As a leasehold property, it combines low-maintenance living with proximity to shops, restaurants, and excellent transport links, making it perfect for professionals or investors.

**Lowther Drive, Darlington, DL1 4LZ**

**2 Bedroom - Apartment**

**£70,000**

**EPC Rating: C**

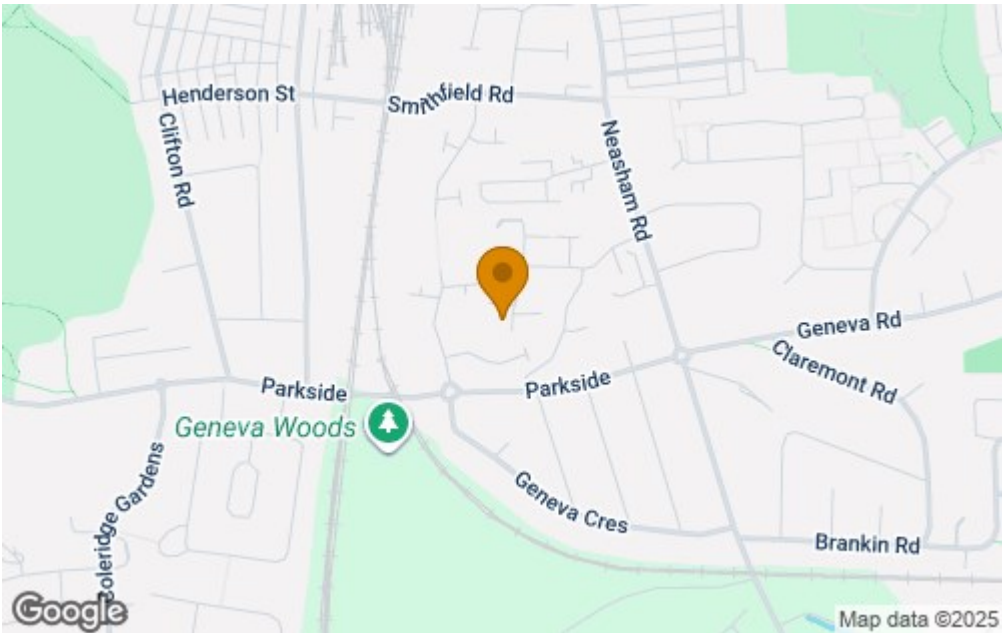
**Tenure: Leasehold**

**Council Tax Band: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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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                                   | 79      | 82                      |
| (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 |