



**** SUPERB TOP FLOOR APARTMENT **. ** TWO BEDROOMS **. ** FANTASTIC VIEWS ON ALL SIDES **. ** IMMACULATE THROUGHOUT *** TOWN CENTRE LOCATION ****

We are pleased to offer for sale a superb top floor two bedroom apartment located on a sought after residential development on the edge of Darlington Town Centre.

A particular feature of the property are the outstanding views it enjoys on all sides. To the front the apartment overlooks the River Skerne, Victoria Embankment and The South Park whilst to the side there are views over the landscaped grounds of Polam School.

Within walking distance of Darlington Town Centre, excellent schools, public transport and Darlington Railway Station.

In immaculate decorative order throughout with the benefit of gas central heating and double glazing. An internal inspection is highly recommended and the property will appeal to a variety of buyers including first time buyers or would make an ideal buy to let opportunity.

The accommodation briefly comprises: Entrance Hallway, 25'0 open plan Lounge and fitted Kitchen with built in oven and hob, two Bedrooms and Bathroom/ wc with a white suite and wall shower. Externally there is a car parking space and attractive communal gardens.

Greener Drive, Darlington, DL1 5JP

2 Bed - Apartment

£117,500

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



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Entrance Hallway

Open plan Lounge/ Kitchen

25'0 x 10'10 narrowing to 8'0 (7.62m'0.00m x 3.05m'3.05m narrowing to 2.44m'0.00m)

Bedroom 1

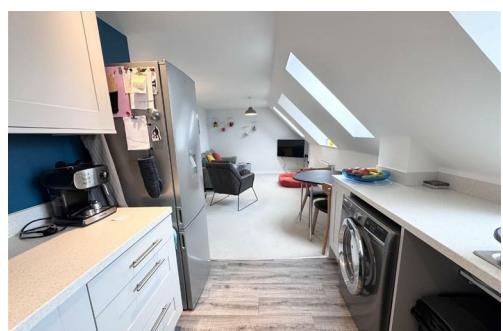
16'2 x 8'10 narrowing to 6'0 (4.88m'0.61m x 2.44m'3.05m narrowing to 1.83m'0.00m)

Bedroom 2

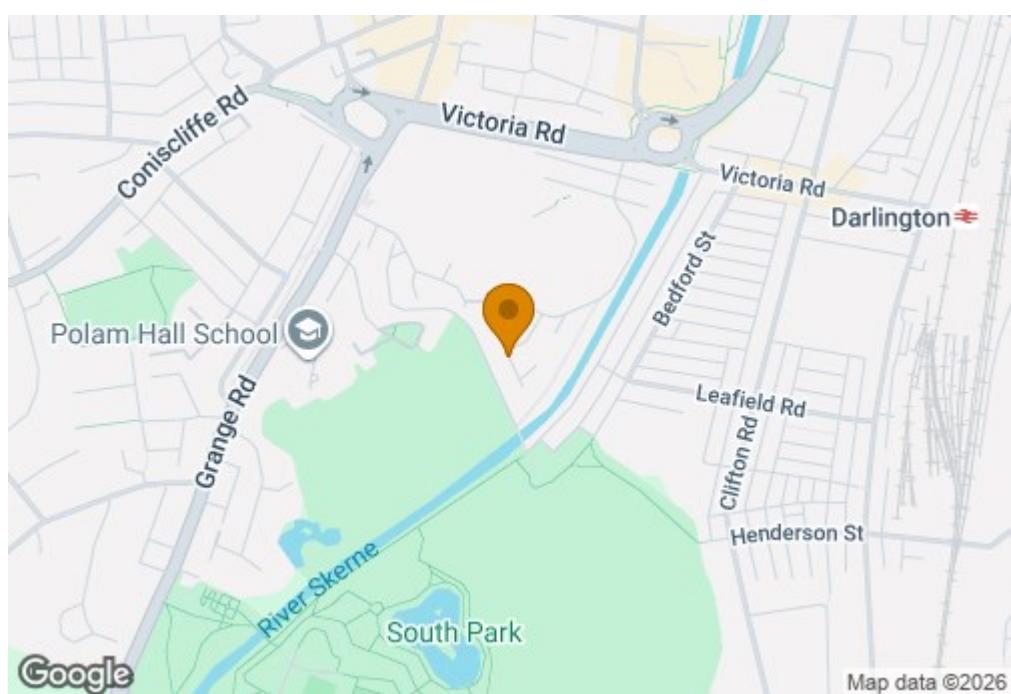
8'6 x 7'8 increasing to 8'10 (2.44m'1.83m x 2.13m'2.44m increasing to 2.44m'3.05)

Bathroom/ wc

8'4 x 5'6 (2.44m'1.22m x 1.52m'1.83m)



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Greener Drive

Approximate Gross Internal Area
587 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2025
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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 Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents 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	79
(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		

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

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