



**** GROUND FLOOR APARTMENT **** **** TWO BEDROOMS **** **** IDEAL BUY TO LET ****
**** POTENTIAL INCOME £600 PCM **** **** CAR PARK TO REAR **** **** COMMUNAL GARDENS ****

A two bedroom ground floor apartment offered for sale at a competitive price level and with the benefit of no onward chain. The flat offers excellent potential for improvement but offers spacious accommodation with electric heating.

In our opinion the property would make an ideal purchase for a first time buyer or will appeal to a landlord/ investor looking for a buy to let property. We feel the potential rental income is around £600/ £625 per calendar month after improvements have been carried out.

Marske Grove is located on a modern residential development just off Westmoreland Street in the Harrowgate Hill area of Darlington. Within walking distance of local shops, a Morrisons supermarket, attractive parkland and regular bus services to the town centre.

The accommodation briefly comprises: Entrance Hall, L shaped open plan Lounge/ Dining Room with glazed french doors leading to the attractive communal gardens, archway leading to a Kitchen with fitted floor and wall units, two Bedrooms and Bathroom/ wc.

Externally there are well tended communal gardens and a hard surface car park to the rear allowing off street parking.

Marske Grove, Darlington, DL3 0FD

2 Bed - Flat - Purpose Built

£69,950

EPC Rating: E

Council Tax Band: A

Tenure: Leasehold



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Entrance Hall

Lounge/ Dining Room

17'6 x 13'6 (5.18m'1.83m x 3.96m'1.83m)

L shaped room measured to the widest points.

Kitchen

7'10 x 7'2 (2.13m'3.05m x 2.13m'0.61m)

Bedroom 1

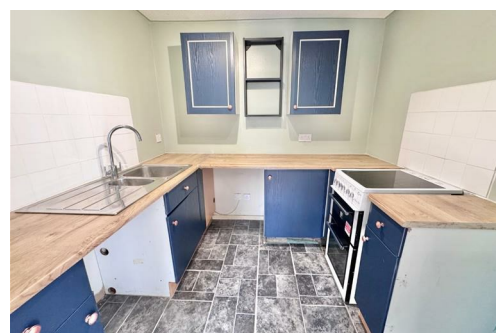
10'10 x 9'10 (3.05m'3.05m x 2.74m'3.05m)

Bedroom 2

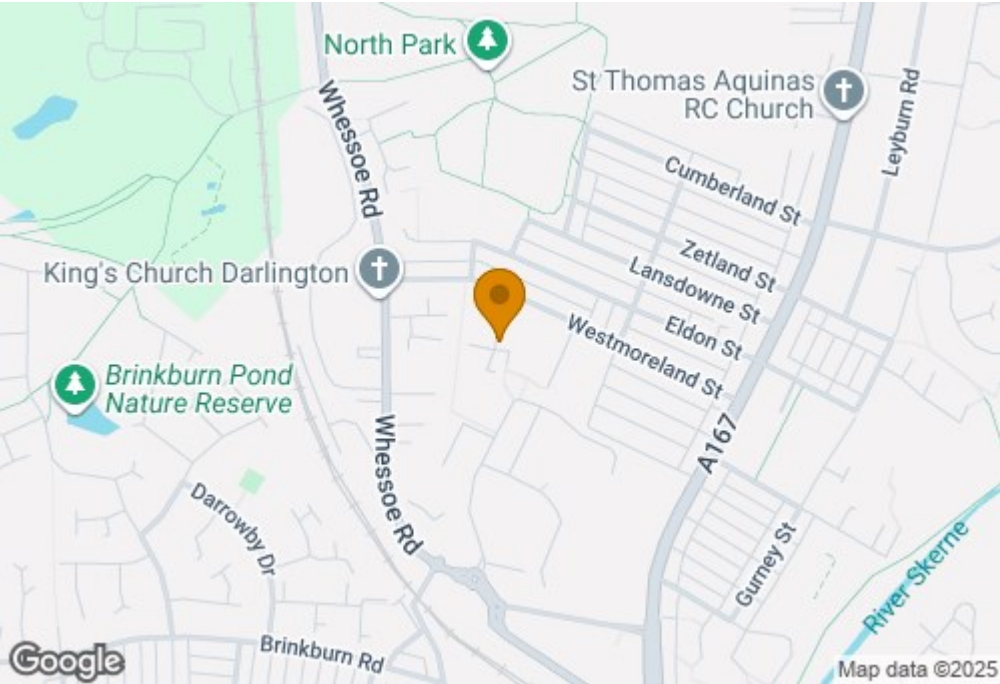
9'10 x 6'6 (2.74m'3.05m x 1.83m'1.83m)

Bathroom/ wc

7'10 x 5'8 (2.13m'3.05m x 1.52m'2.44m)

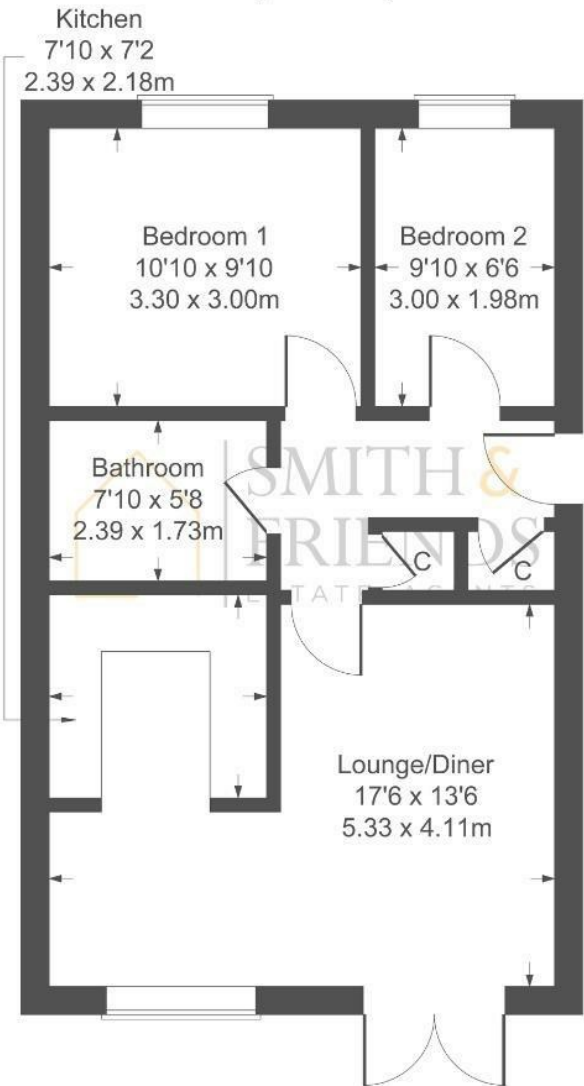


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Marske Grove

Approximate Gross Internal Area
541 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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		
(55-68) D		
(39-54) E	52	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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