



** FIRST FLOOR FLAT ** * NO ONWARD CHAIN *
** REAR GARDEN ** * GOOD SIZED ATTIC ROOM ** * PARKING SPACE **

A rare opportunity to acquire this one bedoomed first floor flat located in the ever popular Eastbourne area of Darlington.

The property benefits from gas central heating, uPVC double glazing and lies within easy reach of local amenities. The A1(M), A66 and railway station are only a short drive away.

In our opinion the property would be ideally suited to a first time buyer or would make an ideal investment opportunity.

In brief the accommodation comprises of an entrance with storage cupboard and staircase leading to the living area. The spacious lounge/diner features an electric fire with surround, laminate flooring and also benefits from having a door leading to a private balcony. A built in storage cupboard houses the combination gas boiler and a doorway leads to stairs to the attic room. An inner lobby accesses the kitchen, bedroom and bathroom. The kitchen features a range of wall and base units with integrated appliances including electric oven, gas hob and space for a washing machine and fridge/freezer. There is a well proportioned double bedroom and the modern shower room comprises of a shower cubicle, wash hand basin, w.c. and heated towel rail. The generously sized attic room is boarded and benefits from having a radiator and power.

Externally to the front there is a parking space, garden to side and a side gate leading to an enclosed rear garden benefitting from having a store shed, large brick built store/workshop.

Please Note: Council tax band A

Barden Moor Road, Darlington, DL1 4LW

ENTRANCE

LOUNGE

15'8x13' narrows to 8'9 (4.78mx3.96m narrows to 2.67m)

KITCHEN

11'4x8'5 (3.45mx2.57m)

BEDROOM

11'9x9'2 (3.58mx2.79m)

SHOWER ROOM

7'1x6'4 (2.16mx1.93m)

ATTIC ROOM

21'x11'9 (6.40mx3.58m)

FRONT EXTERNAL

REAR GARDEN



Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Barden Moor Road

Approximate Gross Internal Area

827 sq ft - 77 sq m



FIRST FLOOR

ATTIC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) C	D		
(70-80) E	F		
(55-69) F	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	61	66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) C	D		
(70-80) E	F		
(55-69) F	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	61	66