



Stanhope Road South, DL3 7GA  
2 Bed - Apartment  
Offers In The Region Of £120,000

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**\*\* BEAUTIFULLY PRESENTED \*\* \*\* TOP FLOOR APARTMENT \*\* \*\* PRIME WEST END LOCATION \*\***  
**\*\* REFURBISHED BATHROOM \*\* \*\* NEWLY INSTALLED BOILER 2019 \*\***

**BEDROOM**  
10'5x9'1 (3.18mx2.77m)  
**BATHROOM/W.C.**

We have pleasure in marketing this spacious and extremely well cared for two bedroom top floor apartment located on this exclusive development in the highly sought after West End of Darlington, just off Stanhope Road South and within walking distance of the town centre.

It has a nice sense of security at the head of the cul de sac featuring secure intercom entry system, gas central heating via a Viessman combi boiler (recently installed November 2019) and covered with a 10 year warranty (subject to T and C). There are uPVC double glazed windows, quality fixtures and fittings and pleasant views to the front towards Darlington town centre.

It provides spacious, yet manageable, accommodation, is in excellent decorative order and will certainly appeal to a variety of buyers including a first time buyer, professional or as a retirement home.

In brief the accommodation comprises of a light and airy hallway giving a good first impression, useful cloaks cupboard and secure intercom entry system. Located on the top floor it also has the benefit of a hatch allowing loft access. The excellent sized lounge is perfect for entertaining family and friends located at the front of the apartment enjoying those views and a large bay window flooding the room with natural light. The well appointed kitchen provides a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, split level cooking facilities comprising of a gas hob, chrome chimney style cooker hood, electric oven, fridge/freezer and washing machine.

There are two well dressed bedrooms, the master with useful fitted wardrobes and a stunning refurbished bathroom with three piece white suite comprising of bath with overhead shower, wash hand basin, w.c. and chrome towel radiator.

Externally there are well tended communal areas along with allocated parking.

#### **ENTRANCE HALLWAY**

**LOUNGE**  
12'6x14'2 (3.81mx4.32m)

#### **INNER HALL**

**KITCHEN**  
5'8x11'4 (1.73mx3.45m)

**BEDROOM**  
9'5x12'5 (2.87mx3.78m)



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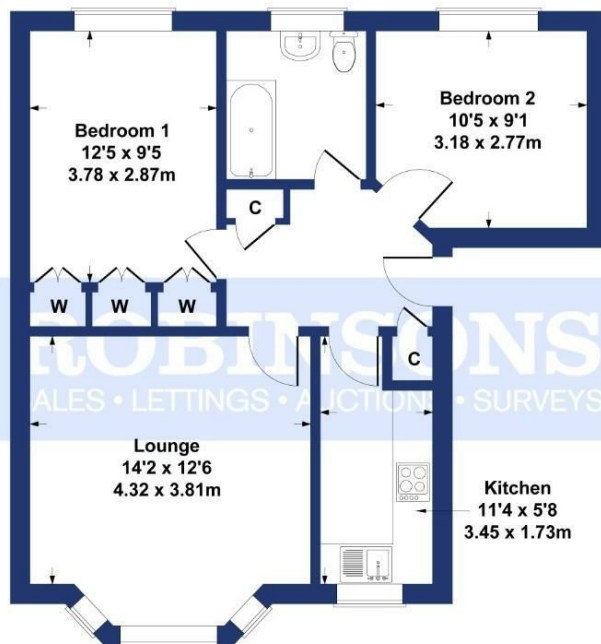
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Strategic Marketing Plan

Dedicated Property Manager

## Chesterfields

Approximate Gross Internal Area  
661 sq ft - 61 sq m



### 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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
107-91	B		
89-95	C	73	76
69-88	D		
55-68	E		
39-54	F		
13-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C	75	79
69-64	D		
59-54	E		
41-38	F		
11-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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