



\*\* SOUGHT AFTER WEST END LOCATION \*\* \*\* BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT \*\*  
\*\* DELIGHTFUL BALCONY \*\* \*\* ALLOCATED PARKING \*\* \*\* NO ONWARD CHAIN \*\*

This is a fine example of an extremely well cared for and maintained two bedroom apartment located on this exclusive development just off Nunnery Lane in the prestigious West End of Darlington. It lies within walking distance of the local doctor's surgery and pharmacy, convenient bus routes and also within easy reach of both the town centre and Cockerton village.

It will certainly suit the needs of a variety of buyers providing spacious, yet manageable accommodation with an excellent sized reception room, perfect for entertaining family and friends, leading to a fabulous balcony which has space for a small table and chairs. The apartment is in excellent decorative order throughout, the master with EN-SUITE showering facilities which have been recently refurbished. There is a security intercom entry system, uPVC double glazing, allocated parking and brought to the market with no onward chain.

**Abbey Springs, Darlington, DL3 9ST**  
**2 Bed - Apartment**  
**Offers In The Region Of £140,000**

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In brief the accommodation comprises of an entrance hallway, generous lounge/diner with window to the front elevation and sliding patio door to the rear leading to that excellent balcony. There is a well appointed kitchen providing a good range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, electric ceramic hob, cooker hood, electric oven, space for a fridge freezer, plumbing for an automatic washing machine and a wall mounted Viessman combi boiler. There are two well dressed bedrooms, the master with two built in double wardrobes, the second with a useful storage cupboard and a refurbished en-suite shower room with a shower cubicle, vanity wash basin, w.c. and chrome towel radiator. To complete the accommodation there is a well appointed bathroom with three piece white suite comprising panelled bath with shower attachment, wash hand basin, w.c. and part tiled walls.

Externally there are communal gardens and allocated parking to the rear.

**ENTRANCE HALL**

**LOUNGE/DINER**

12'3x27' max (3.73mx8.23m max)



**KITCHEN**

9'6x11'4 max (2.90mx3.45m max)



**BEDROOM**

12'11x9'4 (3.94mx2.84m)



**EN-SUITE SHOWER ROOM**

**BEDROOM**

9'6x10'5 (2.90mx3.18m)



**BATHROOM/W.C.**

**FRONT EXTERNAL**

**COMMUNAL GARDENS**



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.

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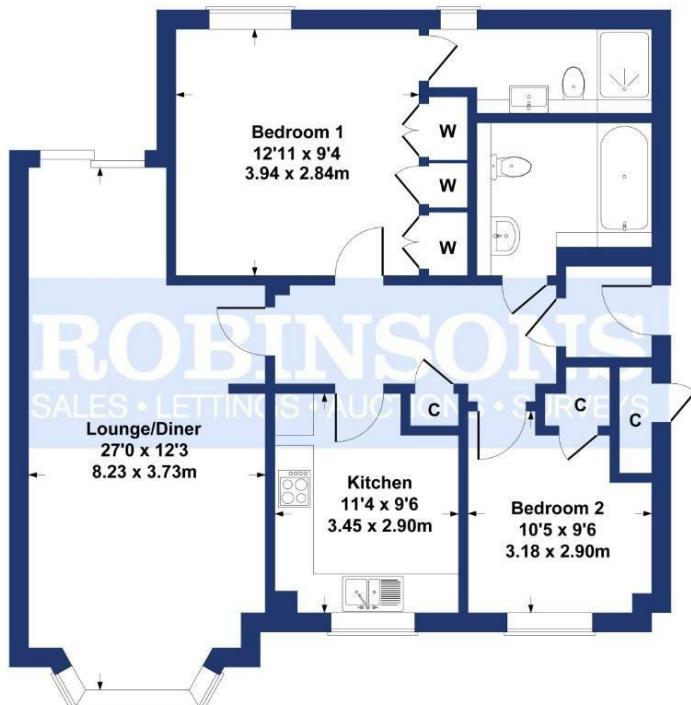
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**Abbey Springs**  
Approximate Gross Internal Area  
954 sq ft - 89 sq m

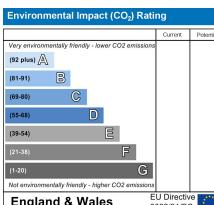
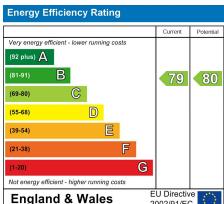


#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2021

Energy Efficiency Rating



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