



**** SPACIOUS GROUND FLOOR APARTMENT ** ** QUIET CUL DE SAC LOCATION **
** NO ONWARD CHAIN ** ** GARAGE ** ** MODERN REFURBISHED BATHROOM ****

Smith and Friends are delighted to offer for sale this immaculately presented two bed apartment. Situated in a quiet cul de sac in the sought after West End area of Darlington, the property benefits from having uPVC double glazing and gas central heating. The home has undergone recent improvements to include a new combination boiler and refurbished bathroom.

The property lies close to local amenities and within walking distance of the town centre. Good transport links to the A1(M), A66 and train station are within easy reach.

In our opinion, the home will suit a variety of purchasers including making an ideal investment opportunity and must be viewed to be fully appreciated. We anticipated high demand, early viewing is highly recommended.

Please Note: Council tax band C. Freehold basis. EPC rating E
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Chilton Close, Darlington, DL3 8RQ

2 Bed - Apartment

Offers Over £140,000

EPC Rating: E

Council Tax Band: C

Tenure: Leasehold



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A warm and welcoming hallway leads to a generously sized lounge featuring a large bay window and a gas fire with surround.

The light and airy kitchen comprises of a range of wall and base units with contrasting worktops, composite sink and integrated appliances including electric oven, electric hob and extractor. Additionally there is space for a fridge freezer and plumbing for an automatic washing machine. There are two good sized bedrooms, the spacious master bedroom featuring fitted wardrobes and a well proportioned single bedroom. The beautifully refurbished bathroom benefits from having LED spotlights and comprises of a bath, separate shower cubicle, wash hand basin with vanity unit, low level w.c. and heated towel rail.

EXTERNALLY

The property is situated on a generous plot with access to beautifully maintained gardens. Additionally there is off street parking and garage with up and over door.

HALLWAY

LOUNGE

12'3" x 14'4" (3.75m x 4.38m)

KITCHEN

9'3" x 9'11" (2.82m x 3.04m)

BEDROOM

11'1" x 11'0" (3.39m x 3.37m)

BEDROOM

11'0" x 8'11" (3.36m x 2.73m)

BATHROOM/W.C.

7'3" x 9'1" (2.23m x 2.79m)

FRONT EXTERNAL

GARDEN

GARAGE

8'11" x 17'4" (2.73m x 5.3m)



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Chilton Close

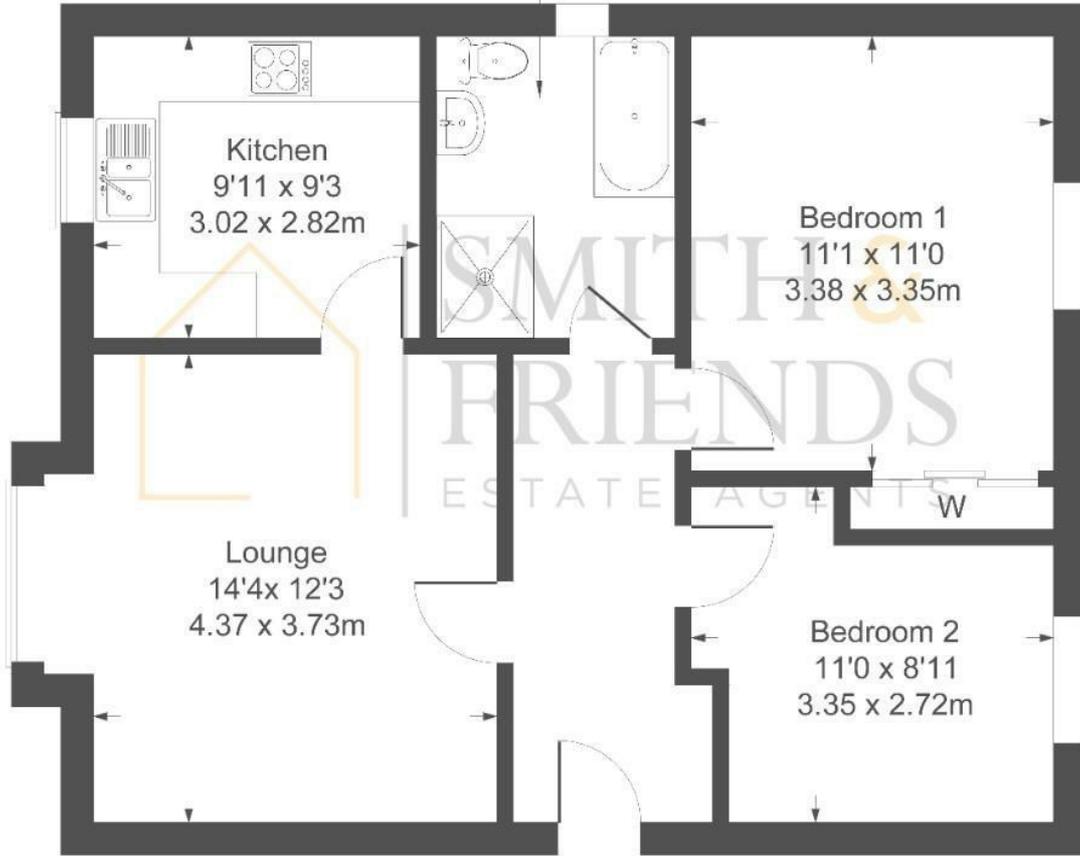
Approximate Gross Internal Area

712 sq ft - 66 sq m

Bathroom

9'1 x 7'3

2.77 x 2.21m



Not to Scale. Produced by The Plan Portal 2024
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		51	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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