



## Hawkesbury Mews

Darlington DL3 6RR

Offers Over £85,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Hawkesbury Mews

Darlington DL3 6RR



- Two Bedroom First Floor Apartment
- Must Be Seen Internally
- Council Tax Band C

- Close To Town Centre & Hospital
- Large Lounge/Dining Room
- Early Viewing Advised

- Communal Grounds With Parking
- EPC Grade C
- Newly Refurbished

### \*\*\*Newly Refurbished With Newly Fitted Kitchen\*\*\*

Welcome to this stunning two-bedroom first floor apartment located in the desirable Hawkesbury Mews development in Darlington. This delightful property is ideally situated just a short distance from the town centre, providing easy access to a variety of shops, cafes, and amenities, as well as being conveniently close to the local hospital.

Upon entering the apartment, you will be greeted by a bright and inviting living space that is perfect for both relaxation and entertaining. The well-proportioned bedrooms offer comfortable accommodation, making this home suitable for a range of buyers, from young professionals to small families.

The apartment benefits from communal grounds, providing a pleasant outdoor space for residents to enjoy. Additionally, an allocated parking bay ensures that you have a dedicated space for your vehicle, adding to the convenience of this lovely home.

This property truly must be seen internally to appreciate its charm and potential. With its prime location and appealing features, this apartment presents an excellent opportunity for those looking to settle in a vibrant area of Darlington. Don't miss your chance to make this wonderful apartment your new home.

### Hallway

With Intercom system, electric heater, storage cupboard with hot water tank

### Lounge/Diner

18' x 12'3 (5.49m x 3.73m)

Generous lounge with pleasant views over the communal grounds to rear. Double doors leading to Juliet style balcony and electric heater.

### Kitchen

10'4 x 9'4 (3.15m x 2.84m)

With wall, base and drawer units and contrasting worktops, sink with mixer tap, electric hob with extractor over and integrated oven. Integrated fridge freezer and washing machine and part tiled walls. There is space for a table and chairs.

### Bedroom One

12'7 x 12'2 (3.84m x 3.71m)

Generous double bedroom to the front, range of built in wardrobes, double doors to Juliet style balcony and electric heater.

### Bedroom Two

12'9 x 11'7 (3.89m x 3.53m)

Double sized second bedroom to the front, two wardrobes and electric heater.

### Bathroom

White suite, including panelled bath with shower over and screen, low level w.c, wash hand basin and fully tiled walls.

### Externally

To the rear there are communal gardens and allocated parking and visitors parking.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 796 ft 2 / 74 m 2

Plot size 0.10 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

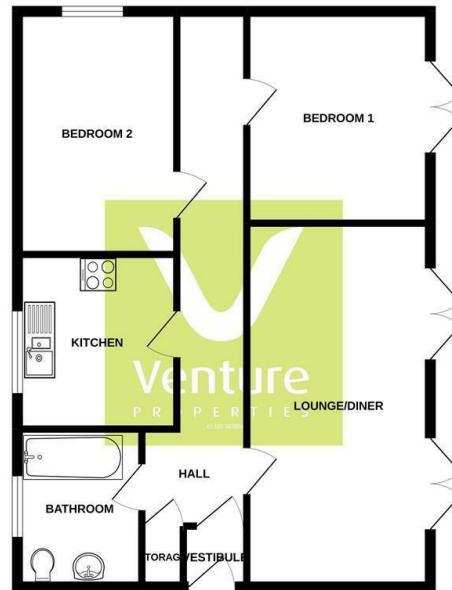
Sky

Virgin

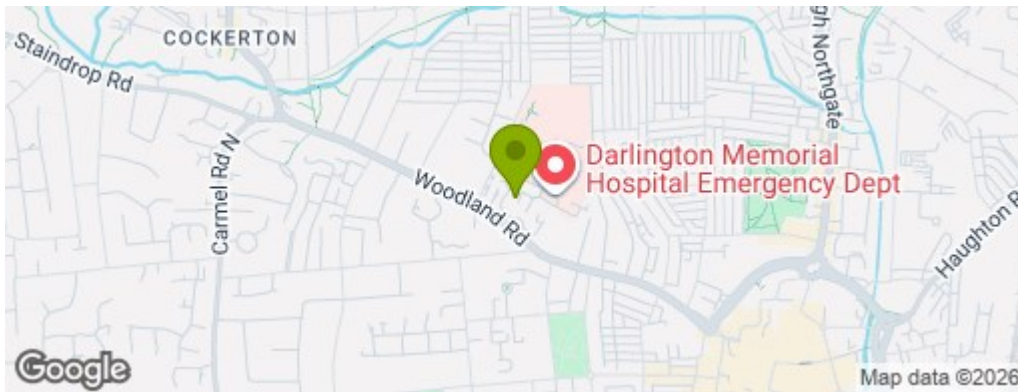
### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other parts are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Lettoplan ©2022



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com