



Hartington Way

Darlington DL3 0RZ

£80,000





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.



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- Council Tax Band B

- EPC Rating C

- Two Bedroom Apartment

Welcome to this charming ground floor apartment located on Hartington Way in the desirable town of Darlington. This modern property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

As you enter, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The apartment features a contemporary design throughout, ensuring a stylish and inviting atmosphere. The well-appointed bathroom is conveniently located, catering to the needs of residents and visitors alike.

One of the standout features of this property is the availability of parking for one vehicle, providing added convenience in this bustling area. Additionally, the absence of a chain means that you can move in without delay, making this an excellent opportunity for those looking to settle in quickly.

Situated in a vibrant community, this apartment is close to local amenities, parks, and transport links, ensuring that everything you need is within easy reach. Whether you are a first-time buyer or looking to downsize, this modern apartment on Hartington Way is a fantastic option that combines comfort, style, and practicality. Do not miss the chance to make this delightful property your new home.

Entrance Hall

Door to side.

Lounge

16'8 x 10'6 (5.08m x 3.20m)

Upvc double glazed window to front and radiator.

Kitchen

11'8 x 7'11 (3.56m x 2.41m)

Upvc double glazed window to front, fitted with wall, base and drawer units, sink with mixer tap, four ring gas hob with extractor over and oven. Space for a washing machine.

Bedroom One

14'6 x 9'10 (4.42m x 3.00m)

Upvc double glazed window to rear and radiator.

Bedroom Two

12'2 x 7'8 (3.71m x 2.34m)

Upvc double glazed window to rear and radiator.

Bathroom

Fitted bath with shower over and screen, low level w.c, wash hand basin and radiator.

Externally

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 559 ft 2 / 52 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

79 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

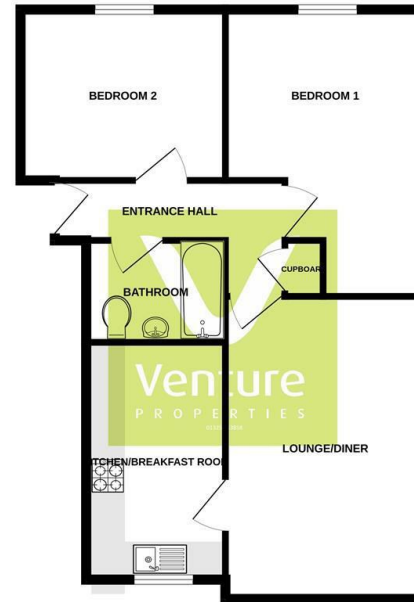
Sky

Virgin

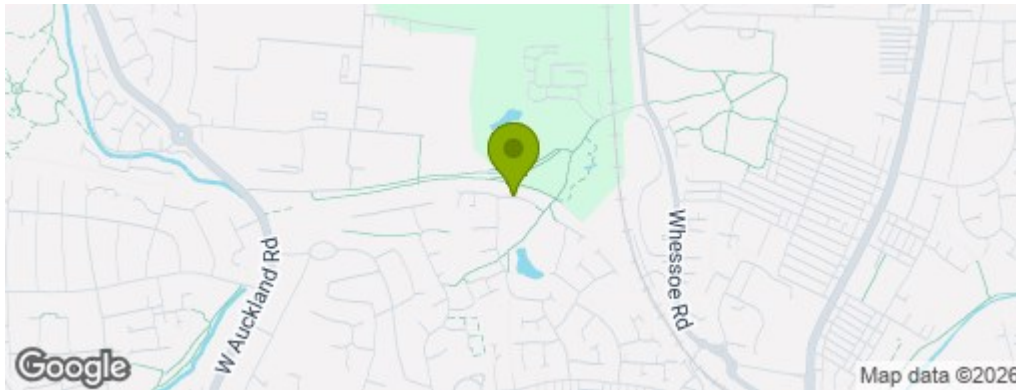
Note

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, stairs and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The wall coverings and appliances shown here are not been tested and no guarantee as to their quantity or efficiency can be given.
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