



Collingsway

Darlington DL2 2FD

Offers Over £85,000





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- Two Bedrooms
- En-suite To Master
- Parking Bay

- First Floor Apartment
- Gas Central Heating
- EPC Grade C

- Lounge/dining Room
- Double Glazing
- Council Tax Band B

Welcome to this two-bedroom apartment located on the first floor of a well-maintained building in the desirable area of Collingsway, West Park. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

As you enter the apartment, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The room is filled with natural light, thanks to the large windows that lead to a lovely Juliet balcony, offering a pleasant view of the surrounding area.

The apartment features two well-proportioned bedrooms, each designed to provide a peaceful retreat. The main bedroom benefits from an en-suite bathroom, ensuring privacy and convenience, while the second bedroom is equally inviting and can be used as a guest room or a home office.

In addition to the en-suite, there is a second bathroom, which is modern and well-appointed, catering to the needs of residents and visitors alike. The layout of the apartment is both practical and stylish, making it easy to feel at home.

Residents will also appreciate the communal grounds, which provide a pleasant outdoor space to enjoy. Furthermore, the property includes allocated parking for one vehicle, ensuring that you have a secure and convenient place to park.

This apartment is ideally situated, offering easy access to local amenities, transport links, and green spaces, making it a wonderful place to call home. Do not miss the opportunity to view this delightful property in West Park.

Entrance Hallway

Door to front, two storage cupboards, intercom system and radiator.

Lounge/Dining Room

18'5" x 13'1" (5.61m x 3.99m)

Running front to rear. With double glazed French doors to Juliet balcony, gas central heating radiator and two double glazed windows.

Kitchen

8'8" x 5'8" (2.64m x 1.73m)

Situated to the rear. With a quality range of wall and floor units with contrasting work surfaces, four ring gas hob and electric oven with overhead extractor unit, space for a fridge and washing machine, part tiled walls.

Bedroom One

9'3" x 15'5" (2.82m x 4.70m)

Situated to the front. With double glazed window, gas central heating radiator.

En-suite Shower Room

Having shower within cubicle, low level wc, wash hand basin and radiator.

Bedroom Two

8'8" x 8'8" (2.64m x 2.64m)

Situated to the front. With double glazed window, gas central heating radiator.

Bathroom/WC

With a suite comprising, panelled bath, pedestal wash hand basin, low level wc, part tiled walls, gas central heating radiator.

Externally

The property has an enclosed communal area with allocated parking bay.

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 516 ft² / 48 m²

Plot size 0.24 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

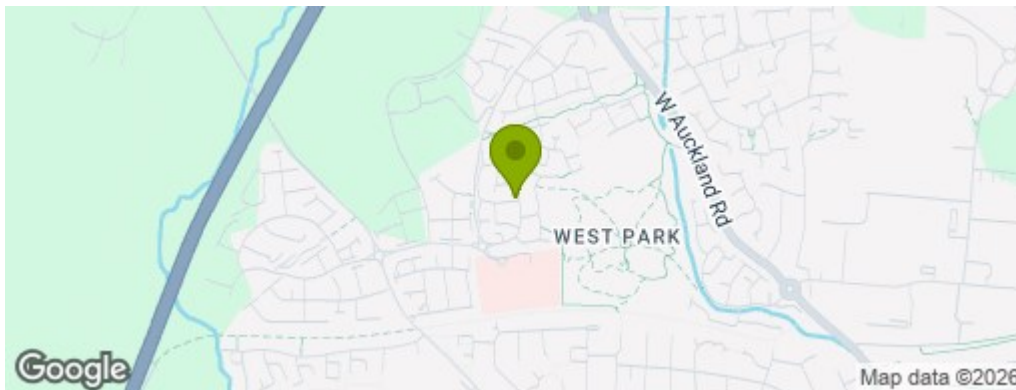
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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.

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