Spruce Grove

Darlington DL3 8NW

Offers Over £140,000

Venture
PROPERTIES

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Spruce Grove

Darlington DL3 8NW

x 3 x 1 x 1

- Three Bedroom First Floor Maisonette Apartment
- Ideal Investment Opportunity
- West End Location
- Council Tax Band C
- Close To Town Centre and Local Amenities
- Epc Rating C

OFFERED WITH NO CHAIN THIS SPACIOUS THREE BEDROOM MAISONETTE apartment in the West End of Darlington comes to the market with a modern kitchen, large living/dining area, three bedrooms and bathroom. The property has communal grounds as well as parking provision and a Garage.

Benefiting from being close to local amenities, Abbey Road school and the Town Centre, this property has a lot to offer any potential buyer.

The heating is provided by a super efficient, Creda night storage, electric hot air central heating system. The night storage facility, takes advantage of cheaper off-peak electricity which is offered by most power supply companies.

Further information with regards to this heating system is noted further on.

Early viewing is highly recommended.

Entrance Hall
Upvc double glazed door to front, staircase to first floor landing.

Kitchen
10'9" x 8'10" (3.287 x 2.708)
Upvc double glazed window to front, fitted with wall, base and drawer units, including extractor hood. There is an induction hob and oven, Stainless steel sink unit with mixer tap and space for a fridge freezer, dishwasher and washing machine. Part tiled walls. (The current above mentioned appliances could remain at the property. (Can be discussed at a later stage)).

Living/Dining Room
16'11" x 16'10" (5.178 x 5.151)
Upvc double glazed window to rear.

First Floor
Storage cupboard housing warm air duct heating.

Bedroom One
11'10" x 10'10" (3.608 x 3.316)
Upvc double glazed window to front and spacious built in wardrobe.

Bedroom Two
11'8" x 10'10" (3.581 x 3.304)
Upvc double glazed window to rear and spacious built in wardrobe.

Bedroom Three
8'1" x 7'1" (2.474 x 2.168)
Upvc double glazed window to rear.

Bathroom
Upvc double glazed obscure window to front, fitted bath, mixer and spray with electric shower over and screen, w.c and wash hand basin. Fully tiled walls.

Externally
To the front there are external steps to the first floor balcony where you can access the entrance of the property.
To the rear there are communal grounds. There is also a Garage that comes with the property, which is situated in a block adjacent to the maisonettes.

Council Tax
Band C

Tenure
Leasehold (and share in Freehold)

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

Additional Heating and Hot Water Details
Heating - From construction 22 Spruce Grove has been heated by Creda 'Comfortaire' night storage electric hot air central heating system. There is no Gas supply to the block. When required, switching gear associated with the smart electricity meter activates the storage heater at night to take advantage of the cheaper off-peak tariff, as contracted with the supply company. (Currently EDF). The stored heat can then be extracted during the day by manual or thermostatically controlled fan. ducted to all rooms. Biannual servicing is recommended though with no moving parts other than the fan it requires little maintenance. There is also a manually switched alternative power supply to the storage heater with a manually set timer, for use only in case of malfunction of the supply company's automatic switching gear.
Hot Water - The unvented hot water cylinder is sized to provide hot baths with provision for a lower level night storage immersion heater, currently disconnected and a higher level immersion heater which can be manually controlled but is currently connected to the night storage circuit. It provides hot water at mains pressure and includes safety valves which should be checked annually. The electric shower does not draw on the hot water supply.
Estimated cost of electricity per year £1,673. (2024)

Property Information

Local Authority
Darlington
Council Tax
Band:
C
Annual Price:
£2,008
Conservation Area
No
Flood Risk
No Risk
Floor Area
904 ft 2 / 84 m 2
Plot size
0.04 acres (2 Plots)
Mobile coverage

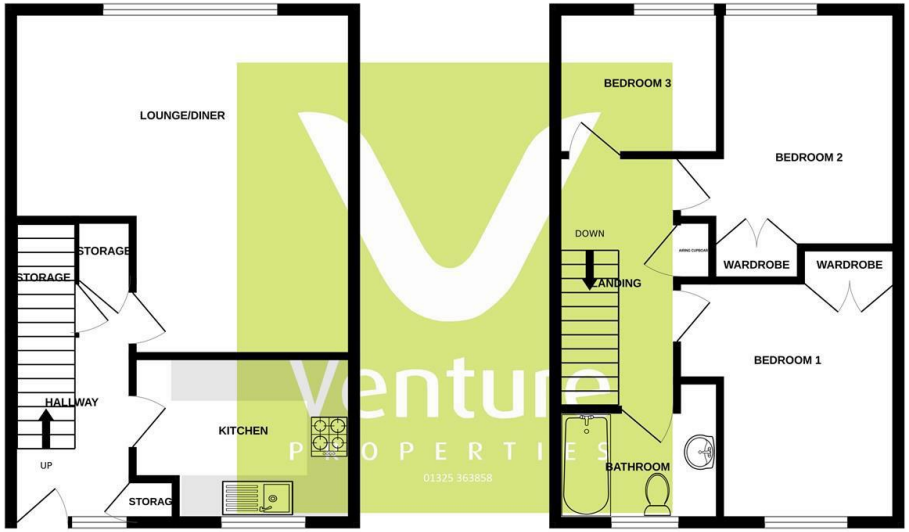
EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky

GROUND FLOOR

1ST 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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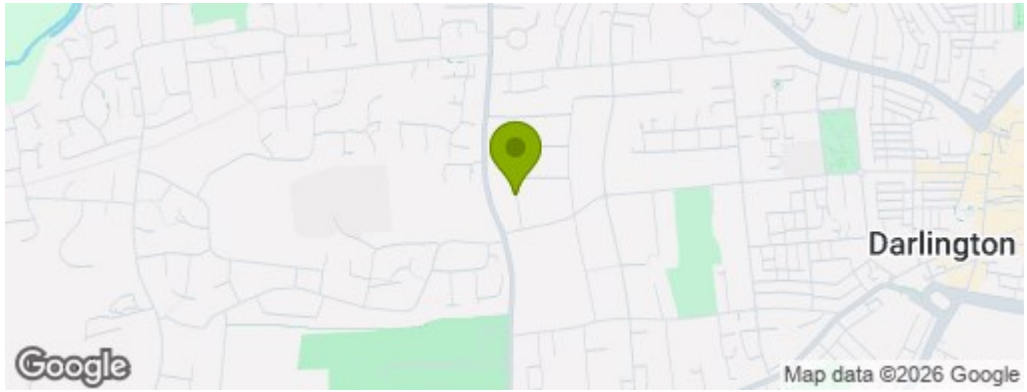

Property Information

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