



Located within this stunning tree lined road within the highly desirable WEST END within walking distance to bars, shops restaurants etc., this stunning period GROUND FLOOR APARTMENT, retaining charm and character throughout with high ceilings, feature panelling and ornate fireplaces. Internal viewing will reveal inner hallway leading to well appointed living/dining room with stripped and polished floorboards, feature panelling walk-in bay window to enjoy views over PRIVATE FRONT GARDEN. Kitchen fitted with a range of units and integrated cooking appliances, there is a large master bedroom again with walk-in bay window, a light and airy bathroom and separate WC. This unique apartment can only be fully appreciated upon internal viewing, where upon the discerning buyer cannot fail to be impressed. Decorated in neutral tones throughout.





- NO ONWARD CHAIN
- WEST END LOCATION
- PRIVATE ESTABLISHED GARDEN
- DECEPTIVELY SPACIOUS
- GROUND FLOOR APARTMENT

- PERIOD APARTMENT RETAINING CHARM & CHARACTER
- WALKING DISTANCE TO BARS, SHOPS, RESTURANTS ETC
- TREE LINED LOCATION
- STYLISH ACCOMMODATION
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

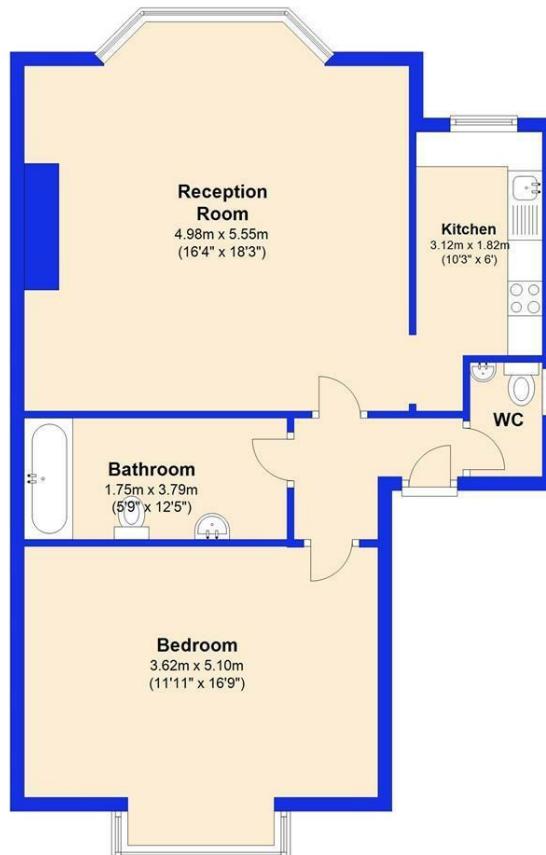
#### TENURE

The property is leasehold held on a 125 year lease dating from 1989  
Service Charge: aprox £200.00 per annum Ground Rent is aprox £25 per Annum

#### GENERAL INFORMATION

Local Authority: Darlington Borough Council (Tax Banding A)  
Gas central heating Combi boiler replaced 2021

## Ground Floor



For illustrative purposes only. Not to scale. Produced by HJ Cadplan Ltd.  
Plan produced using PlanUp.

**We can search 1,000s  
of mortgages for you**



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



MAB 6202

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)**

**43 Dalton Way, Newton Aycliffe  
Co Durham DL5 4DJ  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)**

**41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)**

**219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)**