

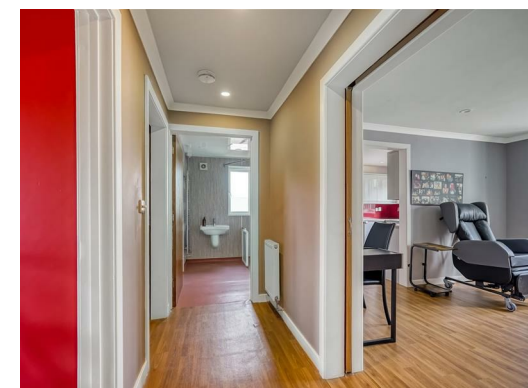


Nestled in the tranquil setting of a small cul-de-sac in Netherby Rise, Darlington, this modern ground floor apartment presents an excellent opportunity for those seeking comfortable living in a well-designed space. The property boasts two generously sized bedrooms, making it ideal for a variety of buyers.

Upon entering, you will find a welcoming reception room that offers ample space for relaxation and entertaining. The upgraded kitchen is a standout feature, providing a contemporary environment for culinary pursuits. The thoughtful design ensures that the living accommodation is both spacious and functional.

One of the notable advantages of this apartment is the inclusion of a single garage, accessed via a driveway, providing secure parking and additional storage options. Furthermore, residents can enjoy the communal mature, established, gardens, perfect for soaking up the sun during the warmer months or simply enjoying the outdoors in a peaceful setting with access via private patio doors and ramp access.





- NO ONWARD CHAIN
- STYLISH REFITTED KITCHEN WITH INTERGRATED APPLIANCES
- WEST FACING COMMUNAL ESTABLISHED GARDENS
- WEST END LOCATION.
- WELL PLACED FOR EASE OF ACCESS TO MOWDEN SHOPPING FACILITIES.
- IMPRESSIVE GROUND FLOOR APARTMENT
- TWO GOOD SIZED BEDROOMS
- DRIVE & SINGLE GARAGE WITH ELECTRIC
- PURPOSE BUILT APARTMENT BY BUSSEY & ARMSTRONG
- CUL-DE-SAC, WALKING DISTANCE TO THE TOWN CENTRE

GENERAL INFORMATION:

Tenure: Leasehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

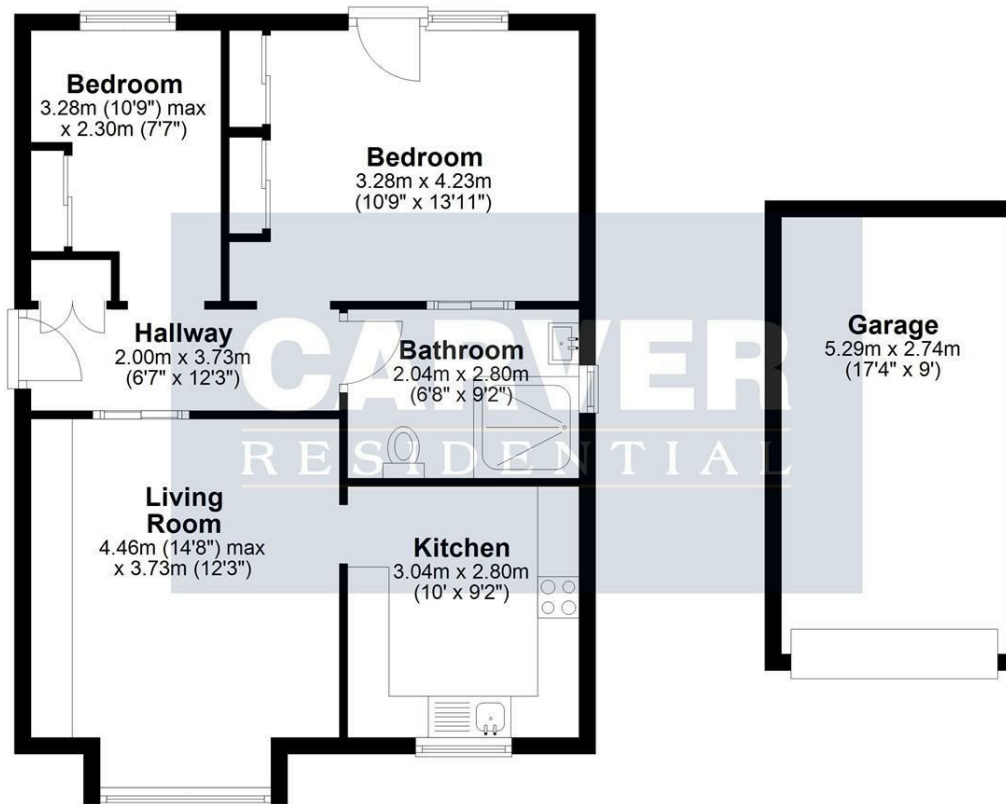
Local Authority: Darlington Borough Council (Tax Banding C)

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Ground Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



Total area: approx. 72.5 sq. metres (780.5 sq. feet)

15 Netherby Rise, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales		
	EU Directive 2002/91/EC	

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MAB 6202



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