



**121 Coniscliffe Road**

Darlington DL3 7ET

Offers Over £140,000





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



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# 121 Coniscliffe Road

Darlington DL3 7ET

- Ground Floor Apartment
- Garage and Parking
- No Pets Allowed

We offer this two-bedroom GROUND FLOOR apartment located on Coniscliffe Road in the heart of the West End of Darlington. This delightful property is perfect for a variety of buyers, whether you are a first-time homeowner, a downsizer, or an investor looking for a promising opportunity. A brand new Gas Central Heating Boiler was installed early 2025.

No Pets Allowed

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The apartment features two well-proportioned bedrooms, providing ample space for comfortable living. The family bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this property is its prime location. Situated close to the town centre, you will enjoy the convenience of local shops, restaurants, and amenities just a short stroll away. Additionally, the property benefits from no onward chain, allowing for a smooth and efficient purchasing process.

For those with vehicles, the apartment comes with a garage and parking space, providing secure and convenient options for your transport needs.

This property truly represents an excellent opportunity to acquire a modern living space in a sought-after area. Do not miss your chance to make this lovely apartment your new home.

## Entrance Hallway

Door to front.

- Two Bedroom
- Offered With No Chain
- Priced To Sell



- West End Location
- EPC Rating C
- Close To Local Amenities

## Lounge

Upvc dome bay window to front with additional dual aspect sash windows, creating a bright and airy living space. Deep coving to ceiling and radiator.

## Kitchen/Breakfast Room

Sash window, fitted with white wall, base and drawer units, stainless steel sink with mixer tap, gas hob and oven with extractor over. There is space for a washing machine and fridge. Part tiled walls and space for a dining table and chairs.

## Bedroom One

With sash window and radiator.

## Bedroom Two

With sash window and radiator.

## Family Bathroom

Fitted panelled bath with shower over, w.c, wash hand basin and tiled splashback.

## Externally

To the front there is communal grounds with lawn areas. There is also an allocated parking space and a garage in a block within the grounds.

## Tenure

Leasehold

## Property Details

Local Authority: Darlington  
Council Tax: Band: D  
Annual Price: £2,372

Conservation Area: West End

Flood Risk: Very low

Floor Area: 753 ft 2 / 70 m 2

Plot size: 0.12 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

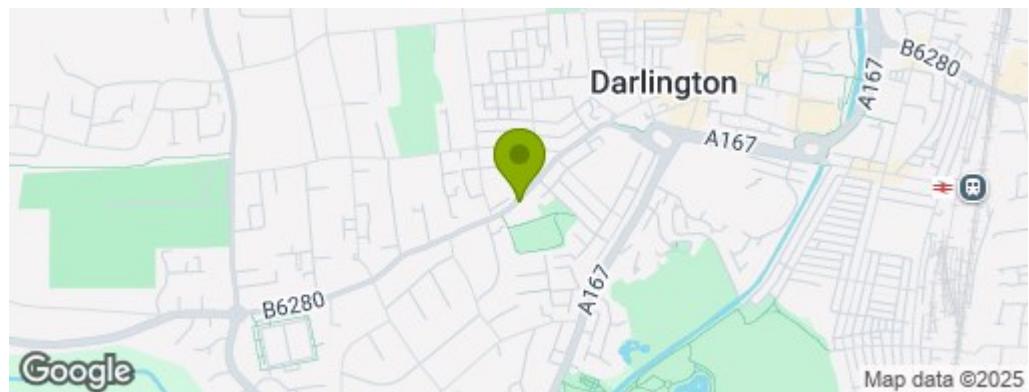
BT

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



## Property Information

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