



**Alma House**

Darlington DL3 9EL

**Offers Over £110,000**







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.





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



# Alma House

## Darlington DL3 9EL



- Two Bedroom Second Floor Apartment
- Council Tax Band B
- Allocated Parking Bay To The Side

- Cockerton Location Close To Local Amenities
- EPC Grade C
- Must Be Seen

- Allocated Parking Bay
- Offered With No Chain

Welcome to Alma House in Darlington! This well appointed second-floor apartment boasts a prime location in Cockerton Village, offering easy access to all amenities and enjoying landscape views.

Upon entering, you are greeted by a spacious open plan kitchen/diner/lounge, featuring bi-fold doors that flood the space with natural light. The layout is perfect for entertaining guests or simply relaxing after a long day.

This delightful property comprises two double bedrooms, providing ample space for a small family, professionals, or even those looking for a home office. The apartment also includes a well-appointed bathroom, ensuring convenience and comfort for its residents.

With parking available for one vehicle, you can bid farewell to the hassle of searching for a parking spot after a busy day. Additionally, the absence of an onward chain makes this property an attractive option for those looking to make a swift and hassle-free move.

Whether you are a first-time buyer, a couple looking to downsize, or an investor seeking a lucrative opportunity, this apartment is sure to suit a variety of purchasers. Don't miss out on the chance to make Alma House your new home sweet home!

### Communal Entrance

With staircases to all floors and postal boxes.

### Entrance Hallway

With security intercom, fitted cupboards, roof light allowing in plenty of natural light and radiator.

### Lounge/Kitchen

22'11" x 18'2" (6.99 x 5.54)

A large and most impressive open plan area. The Lounge Area is situated to the front and has feature folding double glazed doors to the front elevation leading out onto a private balcony area, giving excellent views over Cockerton, with Ceiling spotlights and vertical radiator.

Kitchen Area, open plan to the Lounge: kitchen with a range of white high gloss wall, base and drawer units with contrasting bamboo effect laminate work surfaces. There is an integrated fridge/freezer, washing machine and stainless steel oven, with electric hob and extractor oven. Ceiling spotlights, New York style wall tiles and dark laminate wood effect flooring.

### Bedroom One

13'6" x 11'9" (4.11 x 3.58)

Situated to the rear. With double glazed window to the side elevation and second double glazed window to the rear allowing dual aspect views and radiator.

### Bedroom Two

10'2" x 9'5" (3.10 x 2.87)

With double glazed window, built in wardrobes and radiator.

### Bathroom

Roof light allowing plenty of natural light, fitted with a white suite, including p shaped bath with overhead waterfall shower, spray and screen. Low level w.c, wash hand basin with mixer tap, New York style tiled walls. wood effect flooring, ceiling spotlights and heated towel rail.

### Externally

There is an allocated off street parking bay.

### Council Tax

Band B

### Tenure

Leasehold

### Property Information

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,757

Conservation Area No

Flood Risk No Risk

Floor Area 678 ft<sup>2</sup> / 63 m<sup>2</sup>

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

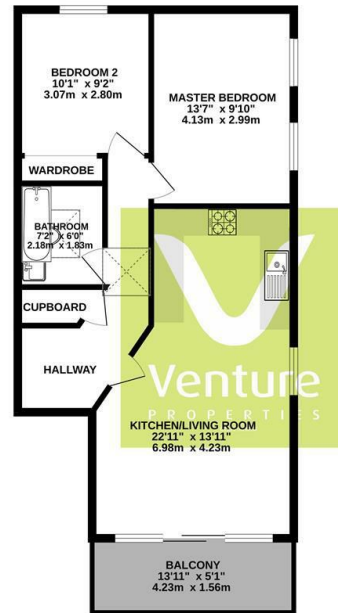
BT

Sky

### Note

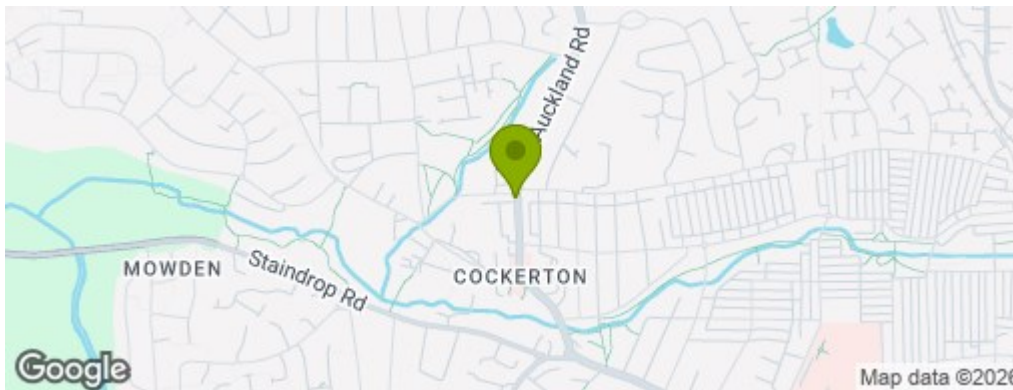
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox GLJS



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com