



Mayfield
Darlington DL3 7TU
£130,000

V
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.



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.

Mayfield

Darlington DL3 7TU



x 2



x 1



x 1

- Two Bedroom 2nd Floor Apartment
- Council Tax Band A
- Communal Grounds

- West End Location of Darlington
- Epc Rating C
- Close To Town Centre

- Close to Amenities and Transport Links
- Garage Within A Block
- No Chain

Nestled in the charming area of Mayfield, Darlington, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. Situated in the desirable west end, residents will appreciate the proximity to a variety of amenities, ensuring that daily needs are easily met.

The apartment features a welcoming reception room, providing an ideal space for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking extra space. The bathroom is thoughtfully designed, catering to modern living standards.

One of the standout features of this property is its excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the surrounding areas. Whether you are heading to work or venturing out for leisure, you will find that accessibility is a key advantage of this location.

GARAGE within a block is included.

In summary, this two-bedroom apartment in Mayfield, Darlington, presents a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a vibrant community. With its appealing features and prime location, it is certainly worth considering for your next home.

Entrance Hall

Door to front, storage cupboard and radiator.

Lounge/Diner

14'1" x 21'3" (4.3 x 6.5)

Upvc double glazed window to side, sliding door to rear balcony and two radiators.

Kitchen

8'2" x 9'6" (2.5 x 2.9)

Upvc double glazed window to front, fitted with wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker and fridge freezer.

Bedroom One

10'5" x 14'9" (3.2 x 4.5)

Two Upvc double glazed windows to front and radiator. Access to loft with lighting via drop down ladder.

Bedroom Two

6'2" x 9'6" (1.9 x 2.9)

Upvc double glazed window to front and radiator.

Bathroom

9'6" x 5'6" (2.9 x 1.7)

UPvc double glazed obscure window to front, bath with shower over and screen, w.c, wash hand basin and radiator.

Externally

The home stands within communal grounds with parking bays on site. Single garage within block.

Tenure

Leasehold however the clients do own a share of the freehold.

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: West End

Flood Risk: Very low

Floor Area: 678 ft 2 / 63 m 2

Plot size: 0.04 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

76 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

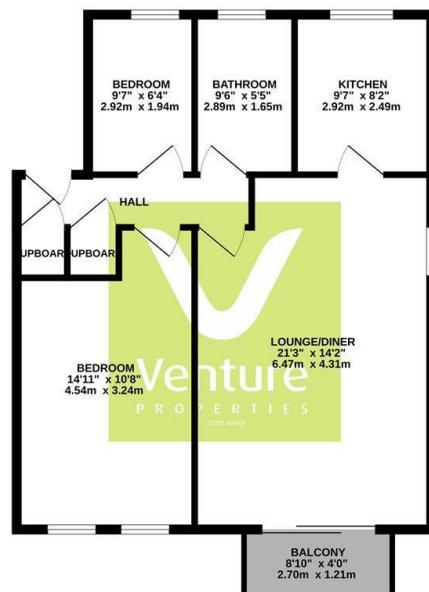
Sky

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

2ND FLOOR APARTMENT
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original developer's plans and are not to scale. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.
Made with Nitrogen 0.025



Property Information

01325 363858

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