



**Greenhills**  
Darlington DL3 8HN  
Offers Over £185,000





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



# Greenhills

Darlington DL3 8HN



- Ground Floor Apartment
- Council Tax Band C

A well presented two bedroom, spacious, ground floor apartment situated within this exclusive, purpose-built development on Cleveland Terrace, just a short stroll from Darlington Town Centre and the popular Grange Road/Imperial Quarter offering a selection of bars, cafes and restaurants. The property briefly comprises: reception hallway, lounge/dining room, kitchen, master bedroom with en-suite shower room, bedroom 2 and bathroom. There is a south facing rear garden, side gated access and allocated parking with additional parking with intercom entry.

The apartment is offered to the market with No Onward Chain

## Ground Floor

Communal entrance hallway with door opening into ground floor apartment. There is also a separate entrance to the rear of the apartment through french doors.

## Reception Hallway

With useful storage cupboard, radiator, intercom camera entry system and ceiling spotlights.

## Lounge/Dining Room

13' x 19' (3.96m x 5.79m)

Spacious room with double glazed window and french doors, feature pebble effect wall mounted electric fire and two radiators.

## Kitchen

9'4 x 8'6 (2.84m x 2.59m)

Double glazed window with views over rear garden. Fitted with a range of maple effect shaker style wall, base and drawer units with contrasting work surfaces. Inset stainless steel sink unit with mixer tap, concealed boiler, Neff ceramic hob with fan assisted oven and extractor over. Stainless steel splash back, integrated fridge/freezer, dishwasher and washer/dryer, ceramic tiled floor and spotlights to ceiling.

## Bedroom One

16'7 x 10'4 max (5.05m x 3.15m max)

Spacious double bedroom with double glazed french doors opening onto rear garden, radiator, built in wardrobes with hanging and storage.

- Fantastic West End Location
- EPC Rating C

- Allocated Parking

## En-suite

With walk-in corner shower cubicle, wash hand basin with mixer tap, low level wc, tiled surrounds, heated towel rail, extractor fan, ceiling spotlights and tiled flooring.

## Bedroom Two

11'4 x 11' (3.45m x 3.35m)

Double glazed window to rear, built in wardrobes with hanging/storage and radiator.

## Bathroom/WC

Fitted with a three piece suite comprising panelled bath, wash hand basin with mixer tap, low level wc, heated chrome towel rail, tiled surrounds and extractor fan.

## Externally

There is a private enclosed south facing rear garden with sun terrace, decking, gravelled area and conifers. There is side gated access, allocated parking and secured additional parking with intercom entry.

## Tenure

This property is leasehold.

125 year Lease from 13/9/2006

Ground Rent: £100 per annum

Service Charges: £1000 per annum

## Property Details

Local Authority: Darlington

Council Tax: Band C

Conservation Area: West End

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size:

Mobile coverage

EE

Vodafone

Three

O2

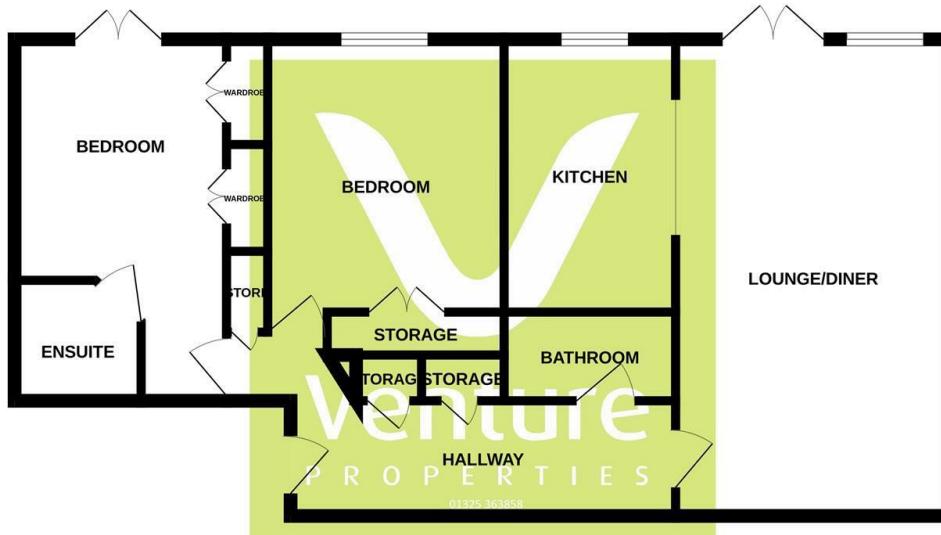
Broadband

Basic  
15 Mbps  
Superfast  
49 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky

## Note

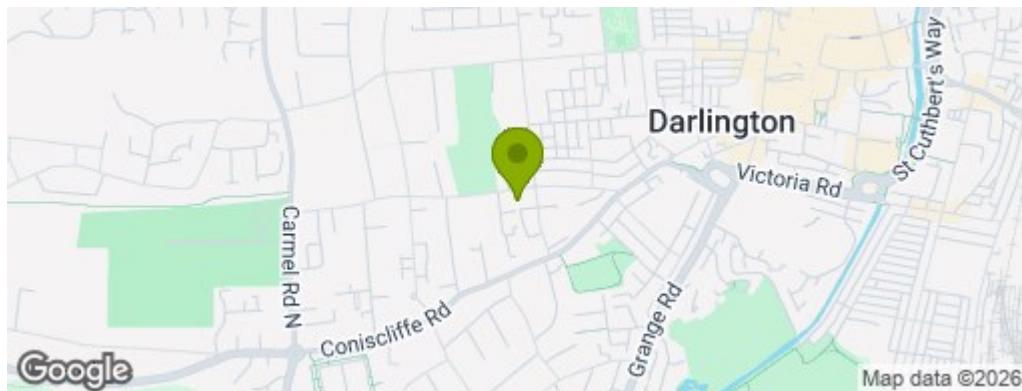
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

## GROUND FLOOR



Whilst every attempt has been made to insure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## Property Information



**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)