Woodland Road

Darlington DL3 9XZ

Offers Over £80,000

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.

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STAIRS

NOTICE

Woodland Road

Darlington DL3 9XZ

x 1 x 1 x 1

- Ground Floor One Bedroom Apartment
- Close to Cockerton Village Shops and Bus Routes
- Council Tax Band C
- Accommodation for The Over 55's
- Residents Lounge & Laundry
- Easy Access to Darlington Memorial Hospital
- Communal Gardens and Residents Parking
- Epc Rating C

Welcome to this ground floor apartment located in Cockerton Village, Darlington. This delightful property is specifically designed for the over 55s, offering a comfortable and secure living environment.

The apartment features a well-proportioned reception room, perfect for relaxation or entertaining guests. The double bedroom provides a peaceful retreat, while the bathroom is conveniently situated to serve both residents and visitors.

One of the standout features of this property is its proximity to Cockerton Village, where you can enjoy a variety of local shops, cafes, and amenities, all within easy reach. The communal gardens offer a lovely outdoor space for residents to enjoy, providing a serene setting for leisurely strolls or social gatherings with neighbours.

Additionally, the apartment benefits from off-street parking for one vehicle, ensuring convenience for those with a car.

This property presents an excellent opportunity for those seeking a low-maintenance lifestyle in a friendly community. With its ideal location and thoughtful design, this apartment is sure to appeal to anyone looking for a comfortable home in Darlington.

Communal Entrance/Areas

Entrance Hall
With storage cupboard housing hot water tank and shelving. Intercom system.

Lounge/Dining Room
10'08 x 20'00 (3.25m x 6.10m)
Wood framed glazed door to rear path, fireplace with inset electric fire, double doors to kitchen.

Kitchen
Upvc double glazed window to rear, coving to ceiling, fitted with wall, base and drawer units, stainless steel sink, electric hob with extractor over and eye level oven. Space for undercounter fridge and freezer. Part tiled walls.

Bedroom One
13'06 x 9'01 (4.11m x 2.77m)
Double glazed window to rear, coving to ceiling, fitted wardrobes with sliding mirrored doors.

Bathroom
Fitted panelled bath with shower over and screen, wash hand basin in vanity and low level w.c. Fully tiled walls and vinyl flooring.

Externally
There is a communal entrance and well maintained gardens which are mainly laid to lawn.
An allocated parking space is available along with visitors car parking facilities.

Tenure
Leasehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area Cockerton Village
Flood Risk Very Low
Floor Area 462 ft 2 / 43 m 2
Plot size 0.32 acres
Mobile coverage

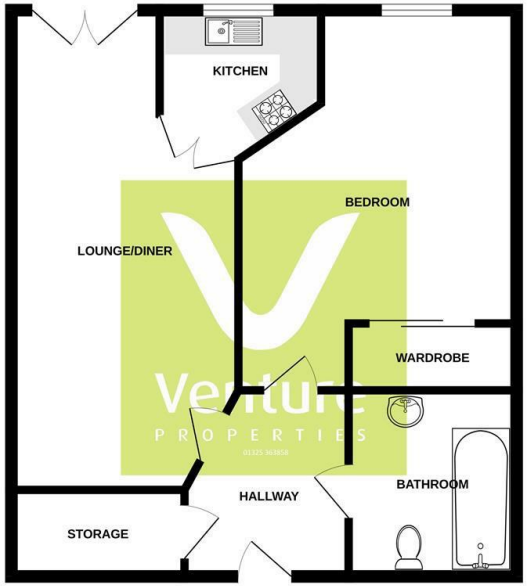
EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps
Superfast
80 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

GROUND FLOOR



Whilst every attempt has been made to ensure 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.
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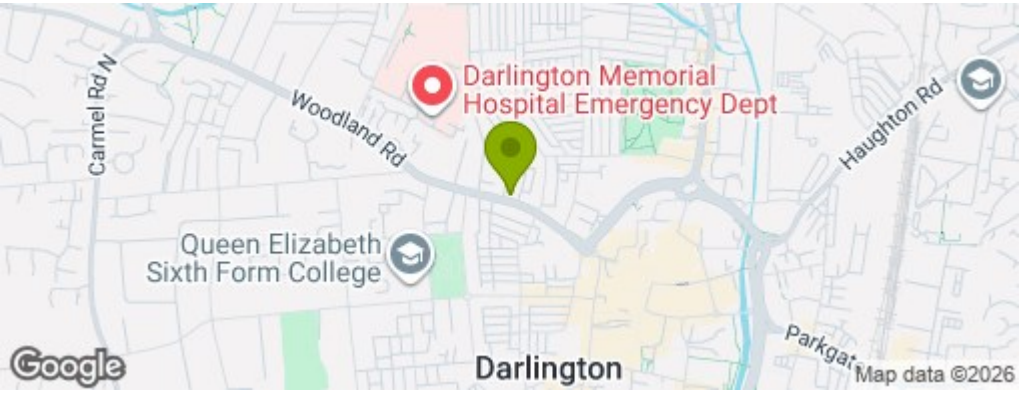

Property Information

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