



## Hartington Way

Darlington DL3 0RZ

£70,000



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# Hartington Way

Darlington DL3 0RZ



- Two Bedroom Property
- Council Tax Band B

- Popular Denens Location
- Epc Rating C

- Close to Darlington Memorial Hospital

Welcome to this charming two-bedroom apartment located on Hartington Way in the desirable area of Darlington. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those looking to downsize.

Upon entering the apartment, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen is designed for practicality and ease, ensuring that meal preparation is a pleasure.

The apartment features two generously sized bedrooms, each offering ample space for furnishings and personal touches. The bathroom is modern and well-maintained, providing a serene space for relaxation.

One of the standout features of this property is the allocated parking bay, which adds to the convenience of living in this lovely apartment. The location of Oakfield Lodge is particularly appealing, as it is situated within easy reach of local amenities, parks, and transport links, making it a great base for exploring the wider area.

This apartment must be seen internally to truly appreciate its charm and potential. With its inviting spaces and excellent location, it presents a wonderful opportunity for those seeking a comfortable home in Darlington. Do not miss the chance to make this delightful apartment your own.

## Entrance Hall

Door to side, storage cupboard and radiator.

## Lounge

Upvc double glazed windows to front and side, two radiators.

## Kitchen

Fitted with wall, base and drawer units, integrated sink with mixer tap, four ring gas hob and oven. There is space for a fridge freezer, washing machine and dishwasher.

## Bedroom One

Upvc double glazed window to side and radiator.

## En-Suite

Shower cubicle, w.c, wash hand basin and radiator.

## Bedroom Two

Upvc double glazed window to side and radiator.

## Bathroom

Upvc double glaed window to side, bath, w.c, wash hand basin and radiator.

## Externally

## Tenure

Leasehold

## Property Details

Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £1,757  
Conservation Area: No  
Flood Risk: Very low  
Floor Area: 645 ft 2 / 60 m 2

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

60 Mbps

Ultrafast

1000 Mbps

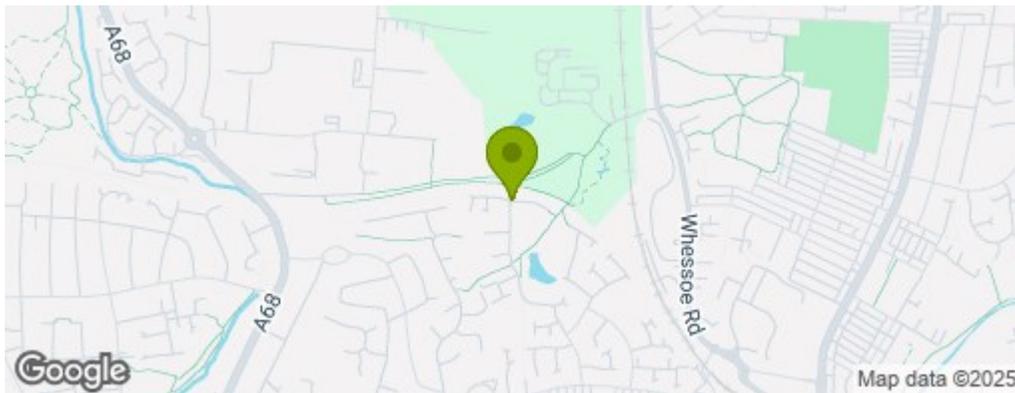
Satellite / Fibre TV Availability

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



## Property Information

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