



## 40 Appleby Close, Darlington Asking Price £75,000

Situated in the charming area of Appleby Close, Darlington, this delightful two-bedroom apartment presents an excellent opportunity for both first-time buyers and investors alike.

Upon entering, the property there is a welcoming entrance hallway, there is a bright and airy reception room, perfect for relaxation or entertaining guests. The apartment features two generously sized bedrooms, providing ample space for rest and personalisation. The modern wet room is conveniently located, ensuring ease of access for all residents.

The contemporary design and fixtures, make it a low-maintenance option for those seeking a comfortable living environment. Additionally, the property comes with the added advantage of parking for one vehicle, a valuable feature in today's busy world.

One of the standout aspects of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. This is particularly appealing for those looking to move quickly into their new home.

Situated in a peaceful neighbourhood, the apartment is well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.



# 40 Appleby Close, Darlington

## General Remarks

Offered For Sale With NO ONWARD CHAIN

A fantastic opportunity has arisen to acquire a two bed room apartment situated on Appleby Close just off Neasham Road in Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band B

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Appleby Close is conveniently placed within a short drive from Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66.

Darlington's East Coast Main Line railway which is currently undergoing a multi million pound renovation is situated within a short walk of the property providing easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

The property is entered through a wood door leading in to an entrance hallway. The hallway is warmed by a central heating radiator and benefits from an entry intercom system and a cupboard providing useful storage

## Living Room

5'10" x 13'8"

The living room is warmed by two central heating radiators, is tastefully decorated in neutral tones and benefits from two double glazed windows overlooking the front elevation of the property, coving to ceiling, television point and telephone point.

## Kitchen

5'10" x 13'8"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a one and a half bowl stainless steel sink and drainer. The kitchen benefits from vinyl flooring, an integrated electric oven with an over head extractor hood, plumbing for an automatic washing machine and a UPVC double glazed window which overlooks the front elevation of the property.

## Bedroom One

8'5" x 10'11"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property and a mirrored built in wardrobe providing useful storage.

## Bedroom Two

12'2" x 5'6"

A further double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

## Wet Room

6'4" x 5'1"

The wet room is warmed by a central heating radiator, has a UPVC double glazed window, vinyl flooring, partially tiled walls and is fitted with a modern suite comprising of a walk in shower cubicle with shower, a wash hand basin, a low level WC and extractor fan.

## Externally

Externally there is an allocated off road car parking space.

