



**Marlborough Drive, Darlington, DL1**

£79,950 Offers in Region of

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## Property Description

NO ONWARD CHAIN | Integrated Kitchen Appliances | ALLOCATED BAY PARKING | Great Location for Town Centre | Second Floor | Close to South Park | Excellent access to A66 | Viewing Recommended | EPC C Rating

Situated in the West End, within the the Marlborough Drive development, this extremely well presented apartment is offered to the market with no onward chain and available for immediate viewing. The property is situated within a small block of six and offers allocated parking to the front, with communal gardens to the rear. South Park is accessible within a few minutes walk, along with the Town Centre and various other amenities.

Internal accommodation comprises; Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom.

Externally is the communal garden to the rear, allocated parking to the front.

Viewing is highly recommended.

EPC Rating: C



## Key Features

- ✓ NO ONWARD CHAIN
- ✓ Viewing Highly Recommended
- ✓ Allocated Bay Parking
- ✓ Excellent Location for Town Centre
- ✓ Close to South Park



# Rooms

## Living Room

**14' 11" x 9' 10" (4.54m x 2.99m)**

UPVC double glazed window to side, fitted carpet.

## Kitchen

**8' 11" x 8' 2" (2.73m x 2.49m)**

Fitted with a matching range of base and eye level units with worktop space over, sink, dishwasher, space for fridge and washing machine, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled flooring.

## Bedroom

**12' 0" x 9' 10" (3.67m x 2.99m)**

UPVC double glazed window to side, built-in wardrobe(s), fitted carpet.

## Bathroom

Fitted with four piece suite with bath, wash hand basin, recessed shower enclosure and low-level WC, tiled splashbacks, uPVC double glazed window to side, fitted carpet.

# External Areas

## Communal Garden

To the rear of the property is an enclosed communal garden, mainly laid to lawn.

## Allocated Parking

### 1 Parking Space

Allocated bay parking to the front of the property, located in quiet residential development.





All

## Ground Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 44.2 sq. metres (475.9 sq. feet)

Please note that these particulars have been prepared in good faith by Sillars Properties Ltd to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Any areas, measurements or distances referred to are given as a guide only and not precise.

Plan produced using PlanUp.

## Sillars | Sales & Lettings

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