



**14 MERCIA COURT, GREENBANK ROAD, DARLINGTON, COUNTY DURHAM,
DL3 6JB**

Offers In The Region Of £79,950

An appealing ONE bed roomed ground floor apartment conveniently situated within a handy location. Self contained with own entrance door, and having the advantage of patio doors from the lounge to accessible outside space. The light and airy accommodation is quite generous decorated in neutral tones and in ready to move into order. Merica Court is accessed via Maude Street which is just off Woodlands Road in the West End of Darlington, the town centre is close by as well as having excellent bus routes and transport links.



The property is warmed by electric storage heaters and is fully double glazed and viewing is highly recommended.

RECEPTION HALLWAY

Upvc glazed door allows light to flood into the reception hallway making it most welcoming and having attractive oak flooring.

LOUNGE

16'00 x 11'04 (4.88m x 3.45m)

The reception room is particularly generous decorated in neutral tones and having light floor through from the sliding patio doors that overlook the front aspect. There is an electric storage heater and a useful walk in storage cupboard and the room is open plan to the kitchen area.

KITCHEN

10'01 x 5'02 (3.07m x 1.57m)

Fitted with an ample range of beech effect wall, floor and drawer units which are complimented by white work surfaces with a stainless steel sink unit. The integrated appliances include an electric oven and electric hob and fridge freezer, the washing machine is also included. The room has been finished with colorful and attractive tiled surrounds.

BEDROOM ONE

11'03 x 12'07 (3.43m x 3.84m)

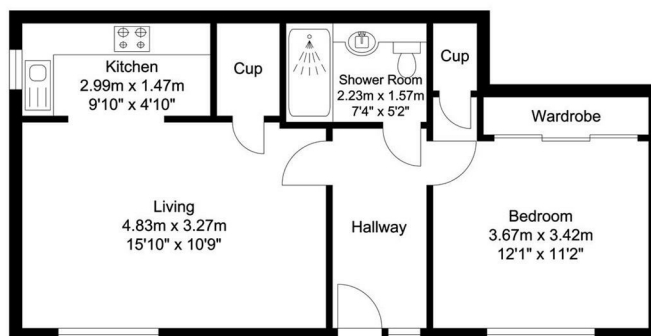
In keeping with the rest of the apartment, the bedroom is well proportioned and provides ample storage via the built in sliding wardrobes. There is a window to the front aspect and a further large walk in storage cupboard.

SHOWER ROOM/WC

Upgraded and refitted with a modern white suite to include a large walk in shower cubicle with electric shower. The handbasin and WC are set within a white gloss vanity storage unit and the room again has been tastefully decorated in contemporary tones.

EXTERNALLY

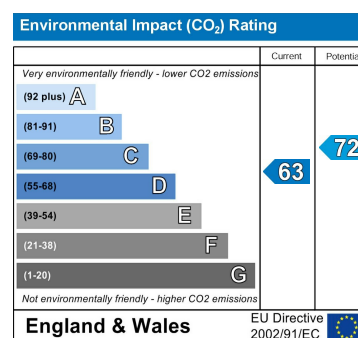
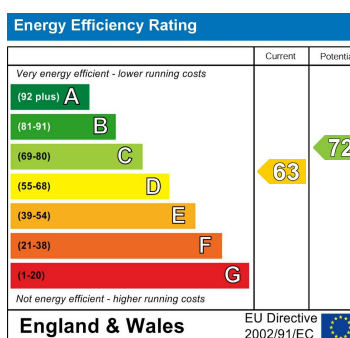
The gardens of the property are communal and well maintained with a paved area just outside of the patio doors and a small lawn. In addition there is a secure storage shed with electric supply and on site parking.



Mercia Court, Darlington

Total Approximate Floor Area 45.05 sq. m (484.91 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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