



FOR SALE
NICK & GORDON
CARVER
01235 367607

4

country properties
village properties
town homes
barn conversions
building plots

Nunnery Lane
Darlington, DL3 9BD

Offers in the region of £165,000

NICK & GORDON
CARVER
RESIDENTIAL

Occupying a most pleasing position having been totally refurbished this two double bedroomed first floor apartment has it's own private entrance and is located within the prime West End of Darlington. Internal viewing will reveal entrance hallway with two useful store cupboards, kitchen superbly refitted with a range of quality units and a host of integrated appliances including microwave, electric oven, hob, extractor, fridge freezer, concealed gas fired boiler, breakfast bar, large living dining room to the front with large double glazed window, two double bedrooms, one with built in wardrobes, shower room/wc with walk-in shower and seat, vanity wash hand basin and low level WC. Externally a driveway allows off road parking giving access to garage with roller door, power and lighting and integral door. Quality fitted carpets and blinds are included in the sale.





- TOTALLY REFURBISHED THROUGHOUT
- DRIVE AND GARAGE
- REFITTED SHOWER ROOM WITH CONTEMPORARY WHITE SUITE
- TWO LARGE DOUBLE BEDROOMS
- GAS FIRED CENTRAL HEATING & PVC DOUBLE GLAZING
- READY TO MOVE INTO
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES & QUALITY UNITS
- LARGE LIVING DINING ROOM
- REMAINING BALANCE OF A 999 YEAR LEASE
- WALK-IN SHOWER ROOM

GENERAL INFORMATION

Tenure: Leasehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

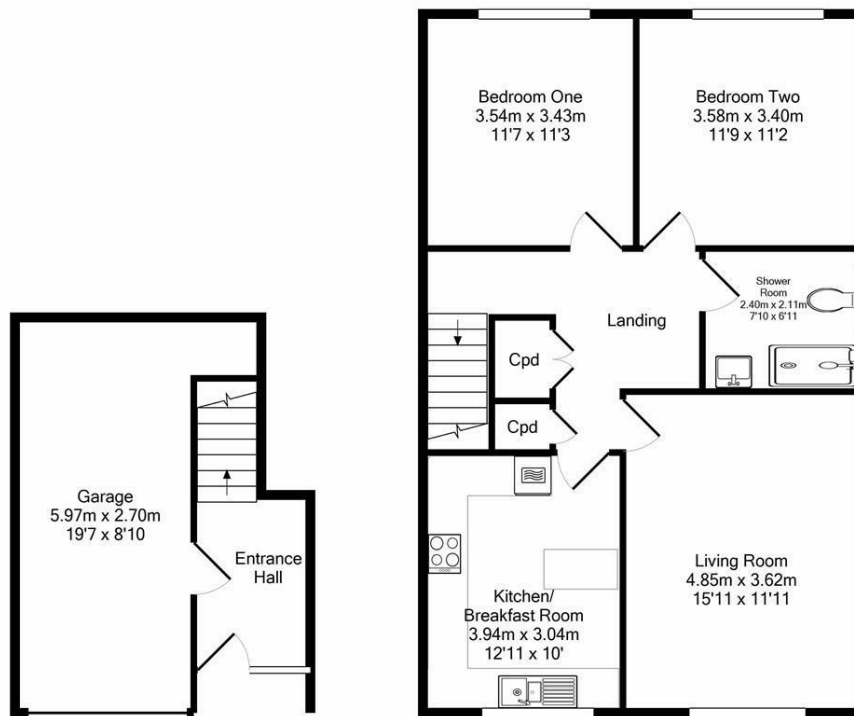
Local Authority: Darlington Borough Council (Tax Banding C)

TENURE

The property is leasehold held on a 999 year lease dating from tbc

Ground Rent: £25.00 per annum

Service Charge: tbc



GROUND FLOOR
APPROX. FLOOR
AREA 24.6 SQ.M.
(265 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 69.8 SQ.M.
(752 SQ.FT.)

NUNNERY LANE, DARLINGTON. DL3 9BD.
TOTAL APPROX. FLOOR AREA 94.5 SQ.M. (1017 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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