



**** STUNNING TWO BED FIRST FLOOR APARTMENT *** WEST END LOCATION *** OPEN TO OFFERS ****
**** BUILDERS PART EXCHANGE *** PRICED TO SELL *** WALKING DISTANCE OF TOWN CENTRE ****

We have pleasure in marketing this beautifully presented and improved first floor apartment which has been extremely well priced in today's market with early viewings highly recommended to avoid disappointment but, also to appreciate what this home has to offer. It lies in the highly sought after West End of Darlington with the benefit of a 5 minute walk into the town centre.

There is a security intercom entry system, gas central heating via a combi boiler and secure allocated parking via electric gates. It provides spacious, yet manageable, accommodation and is in excellent decorative order throughout with quality flooring which will certainly appeal to a variety of buyers including a first time buyer, professional or as a retirement home.

In brief the accommodation comprises of a light and airy hallway with useful storage cupboards, one of which housing the combi boiler, lounge with two windows flooding the room with natural light, originally the master bedroom. The well equipped kitchen with a range of units, laminate work surfaces, further units have been installed along with a bespoke Oak work top, stainless steel sink unit with mixer tap, gas hob, cooker hood and electric oven, integrated fridge/freezer and inset lighting. The master bedroom (originally the lounge) is now a spacious beautifully appointed double bedroom with excellent walk-in wardrobe. The second bedroom is also considered a good size which could be used for separate dining or as an office. The bathroom has a white suite comprising of a panelled bath with over head shower, wash hand basin, w.c., chrome towel radiator, fully tiled walls and inset lighting. Externally there are COMMUNAL GARDENS and ALLOCATED PARKING.

**Clarendon House, Uplands Road,
Darlington, DL3 7SL**
2 Bed - Flat
£100,000

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ENTRANCE HALLWAY

LOUNGE
10'4x12'6 (3.15mx3.81m)

KITCHEN
6'5x10'1 (1.96mx3.07m)

MASTER BEDROOM
10'7x12'8 (3.23mx3.86m)
Plus walk-in wardrobe

BEDROOM
8'9x9'2 (2.67mx2.79m)

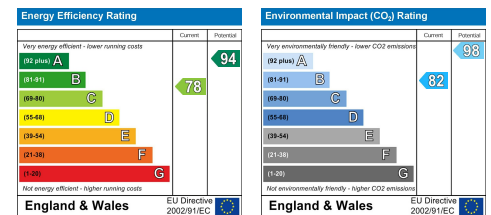
BATHROOM/W.C.

COMMUNAL GARDENS

FRONT EXTERNAL



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