



**\*\* BEAUTIFULLY PRESENTED \*\* \* GROUND FLOOR APARTMENT \* \* \* TWO GOOD SIZED BEDROOMS \*\*  
 \*\* PRIVATE REAR GARDEN \*\* \* \* UPDATED ELECTRICS \* \* \* NEW STORAGE HEATERS \* \* \* LARGE RECEPTION ROOM \*\***

We have pleasure in marketing this well appointed ground floor apartment which has been significantly improved by the present owners. It will suit the needs of a variety of buyers including a professional, first time buyer or as a retirement home. The rear garden is a huge benefit to this particular apartment which has been improved and well maintained and is laid to lawn with a raised decking area, two garden sheds for storage.

Internally the apartment provides spacious, yet manageable accommodation enjoying a beautifully appointed kitchen and a generous lounge/diner, perfect for entertaining family and friends. The home has undergone an extensive programme of re-decoration along with some new flooring and we have no hesitation in recommending an internal viewing.

In brief the accommodation comprises: entrance hallway with a useful storage cupboard through to a light and airy inner hallway which opens to all accommodation. The lounge/diner has two windows to the front elevation, one of which is a bay flooding the room with natural light, there is ample space for a table and chairs and a feature fireplace with electric fire. The kitchen has an excellent range of modern wall and base units with quality work surfaces incorporating a stainless steel sink unit with mixer tap, electric cooker point, space for a fridge/freezer, plumbing for an automatic washing machine and access to the garden. Two well dressed bedrooms, one double and one single, the master having a built-in wardrobe. The bathroom has a three piece suite comprising of panelled bath with overhead shower, wash hand basin and w.c.

Externally, there is communal lawned garden to the front and off street parking and a PRIVATE rear garden perfect for those warmer months.

**Redmire Close, Darlington, DL1 2ER**  
**2 Bed - Flat**  
**Offers In The Region Of £90,000**

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS • SURVEYS



- ENTRANCE HALL
- INNER HALLWAY
- OPEN PLAN LOUNGE/DINER  
17'7x16'2 narrowing to 8'4 (5.36mx4.93m narrowing to 2.54m)
- KITCHEN  
9'7x7'9 (2.92mx2.36m)
- BEDROOM  
13'1x9'4 into wardrobes (3.99mx2.84m into wardrobes)
- BEDROOM  
7'9x6'5 (2.36mx1.96m)
- BATHROOM/W.C.
- REAR GARDEN
- FRONT ELEVATION



7 Duke Street, Darlington, Durham, DL3 7RX  
T: 01325 484440  
E: [info@robinsonsdarlington.co.uk](mailto:info@robinsonsdarlington.co.uk)

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	A	1-10	Very environmentally friendly - lower CO <sub>2</sub> emissions	A	1-10
	B	11-15		B	11-15
	C	16-20		C	16-20
	D	21-25		D	21-25
	E	26-30		E	26-30
	F	31-35		F	31-35
	G	36-40		G	36-40
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		