



**14, CLAREMONT VILLAS TRINITY ROAD, DARLINGTON, COUNTY  
DURHAM, DL3 7AW**  
**Offers In The Region Of £155,000**

This TWO BEDROOMED ground floor apartment is self contained having the advantage of its own entrance door. Situated in a convenient position within the desirable WEST END of Darlington, the location is superb with ease of access to Darlington's town centre shops, bars and restaurants. On site allocated parking is available and the property itself has well proportioned accommodation which has been upgraded and enhanced by the current owner.



The stunning solid wood parquet flooring meets us in the reception hallway and sets the tone of the apartment throughout. The lounge is light and bright having the advantage of being dual aspect with windows to both the front and side. The kitchen is fitted galley style overlooking the front aspect with an ample range of cherry wood effect cabinets which are complimented by accenting work surfaces and there are integrated appliances included. There are two double bedrooms, the master bedroom having the advantage of en-suite facilities and there is a spacious bathroom/WC which has been upgraded and refitted with a quality villeroy bosch suite.

Warmed by gas central heating and being double glazed, the property would appeal to a variety of purchasers. Available with no onward chain, viewing is highly recommended.

### RECEPTION HALLWAY

This spacious reception hallway has a stunning solid wood parquet flooring and cast iron radiator.

### LOUNGE

**18'11 x 12'00 (5.77m x 3.66m)**

A generous reception room offering ample space and being flooded with light with two double glazed windows to the front aspect and a further window to the side. There is a black marble hearth fire making a feature to the room.

### KITCHEN

**12'01 x 5'11 (3.68m x 1.80m)**

With double glazed wooden window to the front aspect, fitted galley style with an ample range of quality cherry wood effect wall, floor and drawer cabinets which are accented by black work surfaces with stainless steel sink unit. There is a host of integrated appliances which include an electric oven and gas hob, microwave, dishwasher and fridge freezer. The viesem wall mounted central heating boiler is situated here, there are spotlights to the ceiling and the floor is tiled

### BEDROOM ONE

**13'11 x 8'00 (4.24m x 2.44m)**

A double bedroom having the advantage of en-suite facilities and there is a free standing mirrored wardrobe which will be included in the sale. The double glazed window is to the side aspect.

### EN-SUITE

Walk in shower cubicle with mains fed shower, the WC and

handbasin are enclosed within a beech effect vanity storage unit with plinth.

### BEDROOM TWO

**11'11 x 9'06 (3.63m x 2.90m)**

A further generous double bedroom again with a window to the side aspect.

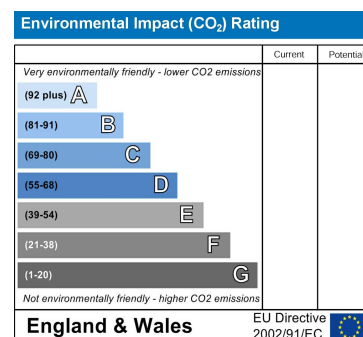
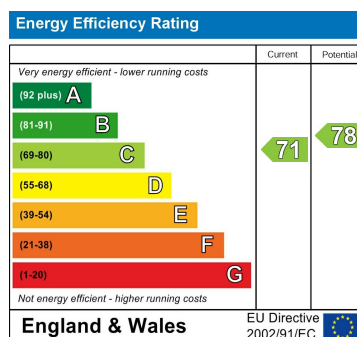
### BATHROOM/WC

Has been upgraded with contemporary styling and design, the bathroom has been fitted with a quality villeroy bosch white suite to include bath, WC with a wall hung basin and vanity unit. There is a shaver point and large mirror the room has been completely tiled.

### EXTERNALLY

The property is within its own well maintained communal grounds with allocated parking and further visiting parking. There is a gate to the side of the property which this apartment has access to, it leads to a bin store and then beyond that is a small paved area with garden beds.

Claremont villas is a development of apartments which have been converted from a former period house.



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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