



**Nunnery Lane**

Darlington DL3 9BD

**Offers Over £175,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# Nunnery Lane

Darlington DL3 9BD



- First Floor Apartment
- Garage and Parking
- Council Tax Band

- Two Double Bedrooms
- Well Presented Throughout
- EPC Rating C

- West End Location
- No Onward Chain

Welcome to this two-bedroom first floor apartment located on Nunnery Lane in the desirable West End of Darlington. This well-presented flat offers a spacious living environment, perfect for individuals or small families seeking comfort and convenience.

As you enter the property, you will find a generous reception room that provides an inviting space for relaxation and entertaining. There is a modern fitted kitchen/diner with some integrated SMEG appliances. The two bedrooms are thoughtfully designed, ensuring ample natural light and a peaceful atmosphere for restful nights. The bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this apartment is its integral garage, which offers secure parking and additional storage options. Furthermore, there is a further parking space available, making it easy for you and your guests to come and go with ease.

Situated close to Cockerton Village, this property benefits from a range of local amenities, including shops, cafes, and a GP surgery, all within easy reach. The absence of an onward chain adds to the appeal, allowing for a smoother transition into your new home.

This spacious flat is an excellent opportunity for those looking to enjoy a comfortable lifestyle in a sought-after location. The property is offered to the market with No Onward Chain. Do not miss the chance to make this delightful apartment your own.

## Entrance Hallway

Composite door to the front with staircase to the first floor apartment, radiator and access into the integral garage

## Landing

A spacious landing with two storage cupboards and radiator.

## Lounge

15'05 x 11'10 (4.70m x 3.61m)

With a Upvc double glazed window to the front, fireplace with inset fire and radiator.

## Kitchen/Diner

12'08 x 9'11 (3.86m x 3.02m)

With a Upvc double glazed window to the front, fitted with a modern range of cream, wall, base and drawer units with contrasting work surfaces and part tiled walls, four ring SMEG hob and integrated SMEG oven, integrated fridge freezer, space for washing machine, space for tumble dryer, wall mounted BAXI boiler, radiator. Space for table and chairs.

## Bedroom One

11'09 x 11'01 (3.58m x 3.38m)

With a Upvc double glazed window to the rear and radiator.

## Bedroom Two

11'09 x 10'09 (3.58m x 3.28m)

With a Upvc double glazed window to the rear and radiator.

## Bathroom

Fitted with a spacious shower cubicle, low level w.c. and wash hand basins both within vanity units, fully tiled walls, vinyl flooring and radiator.

## Externally

To the front of the property there is access to the garage and off street parking.

## Property Information

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 828 ft 2 / 77 m 2

Plot size 0.55 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

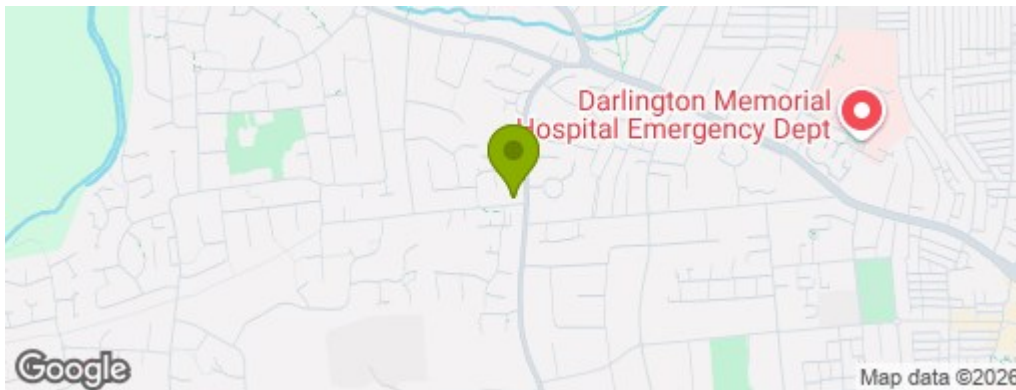
## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any error or omission in this 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.  
Made and Issued 12/2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)