

Ann Cordey
ESTATE AGENTS

15 Netherby Rise, Darlington, DL3 8SE

Offers In Excess Of £140,000

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Nestled away in a quiet cul-de-sac within Darlington's West End we offer for sale a spacious ground floor, TWO BEDROOMED apartment. The property has undergone a refurbishment programme and is in ready to move into order with no onward chain. The accommodation is generous throughout boasting a modern refitted kitchen which includes appliances, lots of bespoke storage cabinets, quality flooring, adapted wetroom/WC facilities.

The convenience of the ground floor access opens it up to those looking for lateral living and also having the benefit of French doors from the rear opening onto the communal gardens and has a paved ramp for mobility scooter or wheelchair access directly into the property. The gardens are well kept and stocked with mature trees, plants and shrubs to add lots of interest and colour. The property also has a single GARAGE in a separate block and the garage has electricity.

The location is private whilst enjoying the convenience of a regular bus service being on hand, Darlington's town centre in walking distance and excellent transport links. Having been redecorated throughout the property is fully double glazed and warmed by gas central heating. It is a leasehold property with a 999 year lease commencing on 1/1/1988 further details on ground rent and management charges are available from our office.



TENURE: Leasehold
COUNCIL TAX: D

COMMUNAL HALLWAY
Accessed via secure intercom system the communal hallway accesses the properties entrance door and has the staircase to the first floor and a door at the rear for access to the communal rear garden.

RECEPTION HALLWAY
A welcoming reception hallway with an attractive and practical laminate floor and built in storage cupboard. The hallway leads to the lounge, wetroom/WC and both bedrooms.

LOUNGE
15'1" x 12'7" (4.60 x 3.85)
A sizeable reception room, light and bright with a large bay window to the front aspect. There is a full wall of bespoke gloss cabinetry which offers plenty of storage and media solutions. A door leads from the lounge to the kitchen.



KITCHEN
9'11" x 9'1" (3.04 x 2.79)
The kitchen has been well planned and upgraded with a quality range of cabinets in a modern gloss finish complemented by matching worksurfaces and striking surrounds. The integrated appliances include an under counter fridge and freezer, an electric oven and induction hob, and the free standing washing machine is included in the sale. The room has a window to the front aspect also.

BEDROOM ONE
15'1" x 10'9" (4.60 x 3.30)
A generous double bedroom which has French doors allowing for lots of light and access to the communal garden to the rear. There are built in wardrobes and access directly from the bedroom to the Wetroom/WC.

BEDROOM TWO
11'11" x 7'0" (3.65 x 2.15)
A good sized single bedroom also having built in wardrobe and overlooking the rear aspect.

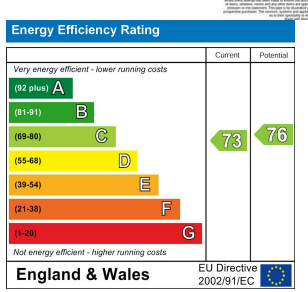
WETROOM/WC
Adapted for convenience and ease of access the Wetroom has an electric shower, wall hung handbasin and a low level WC. It is accessed from the both the reception hallway and bedroom one.

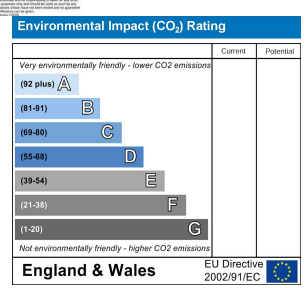
EXTERNALLY
The property sits in communal grounds which are well kept and offer an abundance of mature, trees, flowering plants and shrubs. This property also benefits from a SINGLE GARAGE which is situated within a separate block and has an up and over door, and electric supply.



GROUND FLOOR







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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

NAEA National Association of Estate Agents

The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com







