



15 Mount Pleasant House Coniscliffe Road, Darlington **Offers In Excess Of £70,000**

Offered For Sale with NO ONWARD CHAIN. Occupying a superb position on Coniscliffe Road within the highly desirable West End of Darlington an excellent opportunity has arisen to acquire a beautifully presented one bed roomed first floor apartment. Immaculately presented throughout in brief the property is comprised of a welcoming entrance hallway, a living room, kitchen, a double bedroom and a bathroom. Externally the property benefits from communal gardens to the front of the property and an enclosed communal courtyard to the rear. We would welcome viewings at the earliest opportunity to avoid disappointment.



15 Mount Pleasant House Coniscliffe Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN and at an extremely competitive price

A superb opportunity has arisen to acquire a one bed roomed first floor apartment occupying a pleasing position on Coniscliffe Road in Darlington.

Gas fired central heating

UPVC double glazing throughout

Council Tax band A

We recommend viewings at the earliest opportunity to avoid disappointment

Location

The property occupies an extremely pleasing position on Coniscliffe Road within the highly desirable West end of Darlington. This beautiful residence is situated within a short walking distance of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

Communal Entrance Hallway

The communal entrance hallway benefits from an entry intercom system. A staircase leads to the apartment.

Entrance Hallway

The welcoming entrance hallway is warmed by a central heating radiator is tastefully decorated in neutral tones and benefits from vinyl flooring.

Living Room

9'11" x 10'3"

The beautifully presented living room is situated to the front elevation of the property and offers pleasant views overlooking the communal gardens. Warmed by a central

heating radiator, tastefully decorated in neutral tones and benefiting from vinyl flooring, a UPVC double glazed window and a cupboard which houses the central heating boiler.

Kitchen

5'5" x 7'1"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, a UPVC double glazed window overlooking the rear of the property and plumbing for an automatic washing machine.

Bedroom

9'11" x 7'0"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a walk in wardrobe providing useful storage and a UPVC double glazed window overlooking the front of the property.

Bathroom

6'8" x 5'6"

The bathroom has vinyl flooring, a UPVC double glazed window and is fitted with a modern suite comprising of a panelled bath with over head shower, a wash hand basin inset into a vanity unit, a low level WC and a towel radiator.

Externally

Externally to the front of the property there is a communal garden which is laid to lawn and complimented with a variety of plants and shrubs. To the rear of the property there is an enclosed communal courtyard.

