



**Throstlenest Court, Throstlenest Avenue, DL1
2BH
1 Bed - Apartment
Guide Price £40,000**

**Council Tax Band: A
EPC Rating: C
Tenure: Leasehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Throstlenest Court, Throstlenest Avenue, DL1 2BH

*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £40,000 PLUS RESERVATION FEE ***** INVESTMENT OPPORTUNITY ** ** SOLD WITH A SITTING TENANT**
OPEN PLAN LIVING AREA **ALLOCATED PARKING SPACE** **CLOSE TO LOCAL AMENITIES** **GOOD TRANSPORT LINKS**

Modern one bedroom 2nd floor apartment located just off Houghton Road in Darlington. The property is ideally placed close to local shops, amenities and town centre. Good transport links to the A1(M), A66 and train station are within easy reach. The apartment benefits from electric heating and double glazing, also occupies it's own car parking space.

This property is brought to the market sold with a sitting tenant currently paying £475 per month.

The property in brief comprises: Entrance Hallway, open plan lounge/kitchen, bedroom and Bathroom.

We would recommend an internal viewing to the property to fully appreciate what this home has to offer.

Please note: Council tax band: A Tenure: Leasehold
Please contact Smith & Friends to arrange a viewing

ENTRANCE HALLWAY

Spacious hallway benefitting from electric heater and storage cupboard.

OPEN PLAN LOUNGE/ KITCHEN

26’10 x 11’0 (7.92m’3.05m x 3.35m’0.00m)

LOUNGE AREA

17’4 x11’0 (5.18m’1.22m x3.35m’0.00m)

Light and bright lounge featuring a UPVC double glazed bay window and electric heater.

KITCHEN AREA

11’0 x 9’4 (3.35m’0.00m x 2.74m’1.22m)

Well proportioned kitchen featuring a breakfast bar and comprising of a range of wall and base units, contrasting worktops and integrated appliances including oven, hob and extractor. Additionally there is space for a fridge freezer and plumbing for a washing machine.

BEDROOM ONE

13’6 x 9’6 (3.96m’1.83m x 2.74m’1.83m)

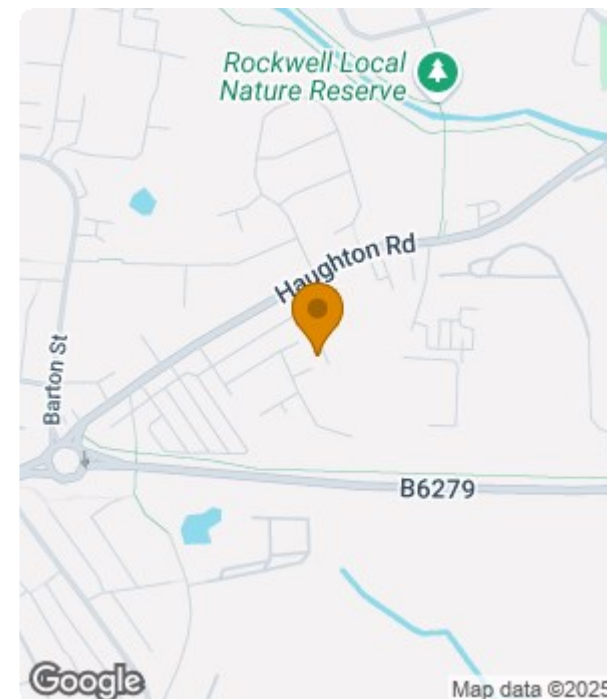
Spacious double bedroom to the rear aspect benefitting from an electric heater.

BATHROOM/W.C.

7’0 x 5’6 (2.13m’0.00m x 1.52m’1.83m)

Well appointed bathroom with electric heater comprising of a bath with overhead shower, wash hand basin and low level w.c.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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