



45 Appleby Close, Darlington  
Darlington



Offers in Region of £80,000





## 45 Appleby Close

Darlington, Darlington

Well-Presented Second Floor Apartment – Eastbourne, Darlington

A well-presented second floor apartment, ideally located in the popular Eastbourne area of Darlington within walking distance of the train station, town centre, and a range of local amenities.

The apartment features a spacious open-plan kitchen and living area, a modern bathroom, and two bedrooms. The main bedroom benefits from a walk-in wardrobe, providing excellent storage. Outside, the property includes allocated parking, adding further convenience.

With its modern interiors and excellent location, this apartment is perfectly suited to first-time buyers, professionals, or investors.

Council Tax band: B

Tenure: Leasehold

- Two Bedroom / dressing area
- Modern Apartment
- Allocated Parking
- Modern Bathroom
- Walking Distance to Town Centre
- Energy Performance Certificate: B



#### Hallway

19'4" × 3'4" (5.91 × 1.02 m)

#### Kitchen/Living Area

25'2" × 10'10" (7.69 × 3.32 m)

#### Bedroom 1

11'10" × 8'5" (3.62 × 2.58 m)

#### Dressing Area

4'11" × 7'1" (1.52 × 2.18 m)

#### Bedroom 2

7'7" × 8'3" (2.31 × 2.51 m)

#### Bathroom

5'5" × 6'9" (1.67 × 2.06 m)

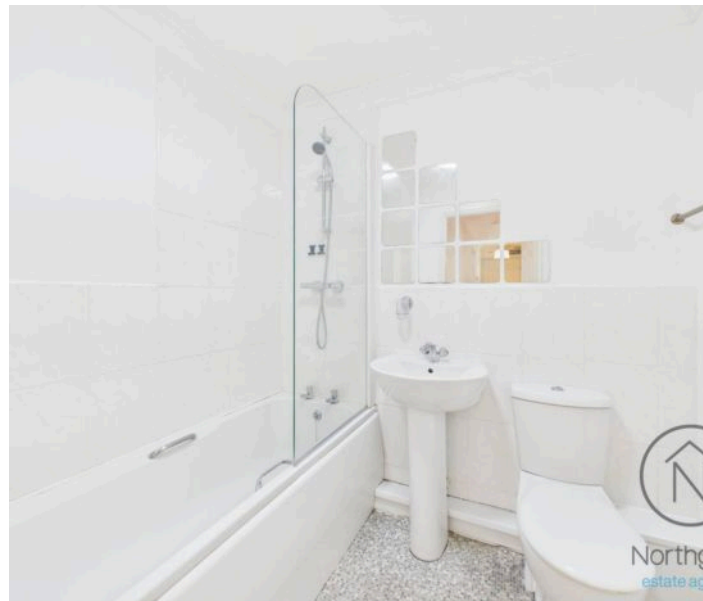
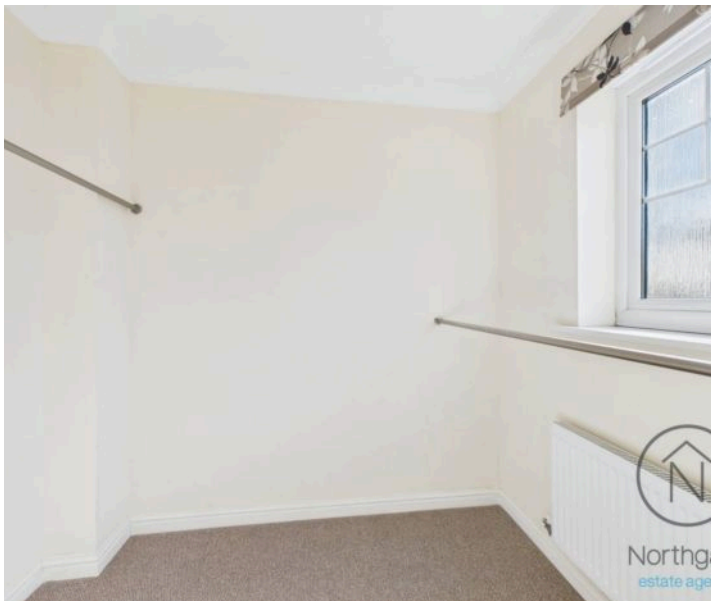






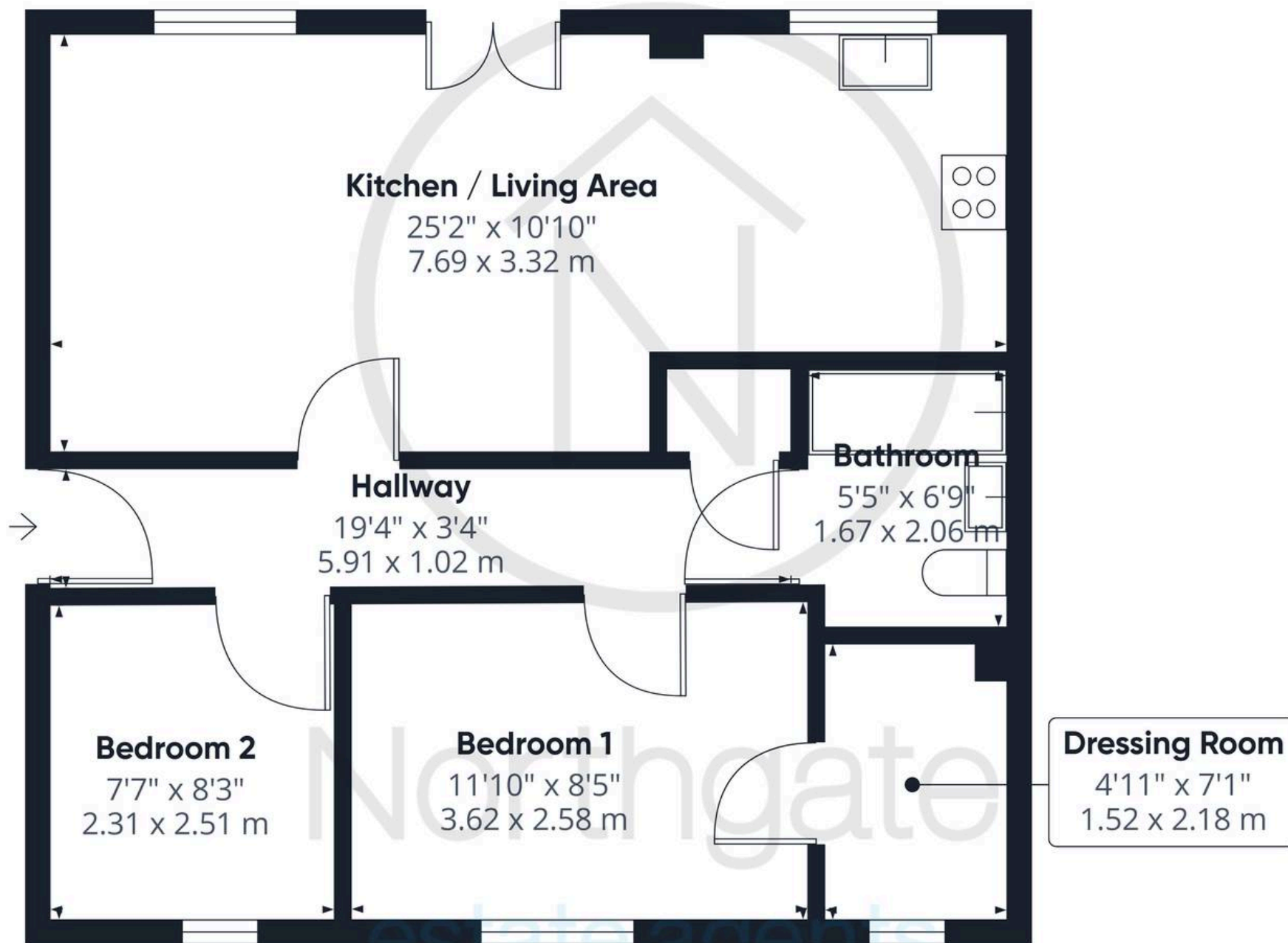
## ALLOCATED PARKING

1 Parking Space





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Approximate total area<sup>(1)</sup>

561 ft<sup>2</sup>

52 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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