



Swinburne Road, Darlington  
Darlington



In Excess of £125,000



## 1B Swinburne Road

Darlington, Darlington

A superb one-bedroom apartment quietly positioned within a desirable, tree-lined street in the heart of the West End. The property is presented in excellent, move-in condition and combines period charm with contemporary style, making it an ideal purchase for a variety of buyers.

Forming part of an attractive Victorian conversion, the apartment is accessed via a well-maintained communal entrance and benefits from gas central heating, double glazing, and a secure entry system. The internal layout includes a welcoming hallway which houses a large storage cupboard, a bright and spacious open-plan living and dining area with a modern fitted kitchen, a generous double bedroom and a stylish bathroom finished to a high standard with quality fittings.

Externally residents have access to a secluded communal courtyard, perfect for outdoor seating or socialising, with the added convenience of on street permit parking..

Council Tax band: A

Tenure: Leasehold

- Sought After Westend Location
- Beautifully maintained Communal Gardens/ Courtyard
- Stunning 1 Bedroom Apartment
- Tastefully Decorated Throughout
- Energy Performance Certificate: D



**Hallway**

6'11" × 3'1" (2.11 × 0.95 m)

**Storage**

5'3" × 6'4" (1.62 × 1.95 m)

**Kitchen/Living Area**

12'7" × 17'6" (3.84 × 5.35 m)

**Bedroom**

12'9" × 15'11" (3.89 × 4.87 m)

**Bathroom**

12'4" × 7'6" (3.78 × 2.29 m)



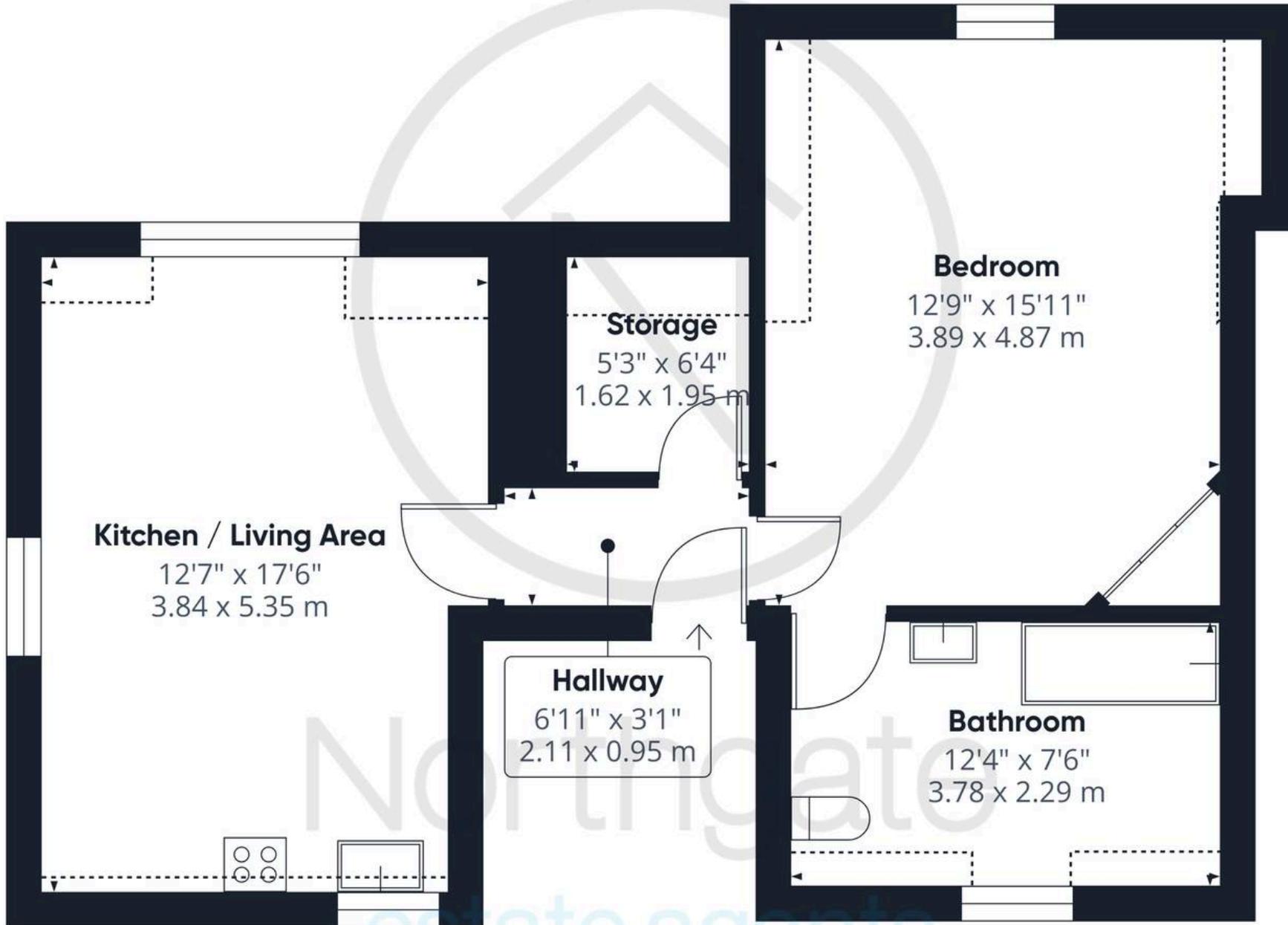








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**Approximate total area<sup>(1)</sup>**

568 ft<sup>2</sup>

52.9 m<sup>2</sup>

**Reduced headroom**

48 ft<sup>2</sup>

4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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