Squires Court, Woodland Road, Darlington, DL3 9XZ

Offers in the region of £85,000

estates
'The Art of Property'















Squires Court, Woodland Road, Darlington, DL3 9XZ
Offers in the region of £85,000
Council Tax Band: C

Desirable position overlooking the gardens | LIFT Access | Over 55's retirement development | Welcoming community atmosphere | First floor Apartment | No onward chain

Occupying a particularly desirable first-floor position within this popular over 55s retirement development, this attractive apartment enjoys a lovely outlook over the beautifully maintained communal rear gardens. Apartments in this position are always highly sought after, and we anticipate this one will be no exception. Further enhanced by convenient lift access, this is an excellent opportunity to enjoy comfortable retirement living within a welcoming and established community.

Ideally situated in the heart of the highly regarded village of Cockerton, residents can enjoy a fabulous selection of local shops, cafés and amenities, with convenient bus routes or a short drive providing access to the town centre.

The development offers a range of lifestyle benefits, including a house manager, emergency call system, property maintenance and a selection of communal facilities, including a residents' lounge, laundry room and guest accommodation for visiting friends & family.

The accommodation benefits from electric heating and double glazing and briefly comprises a communal entrance, communal lounge and laundry facilities, lift to the first floor, private entrance hall into the apartment with good sized cupboard, comfortable lounge with Juliet balcony, fitted kitchen, double bedroom with mirrored fitted wardrobes and a modern contemporary shower room.

Externally, there are beautifully maintained communal gardens and resident parking.

Well priced for today's market and offered for sale with NO ONWARD CHAIN, early viewing is highly recommended.

Please note: Purchasers must be aged 55 or over.

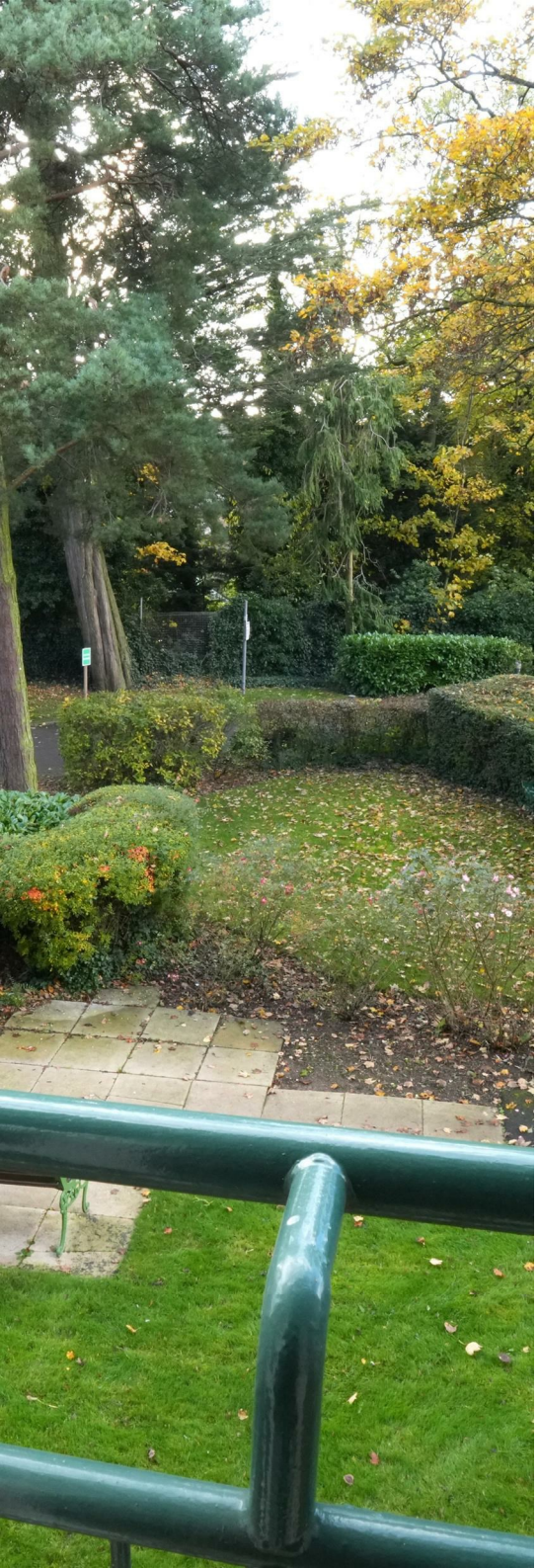
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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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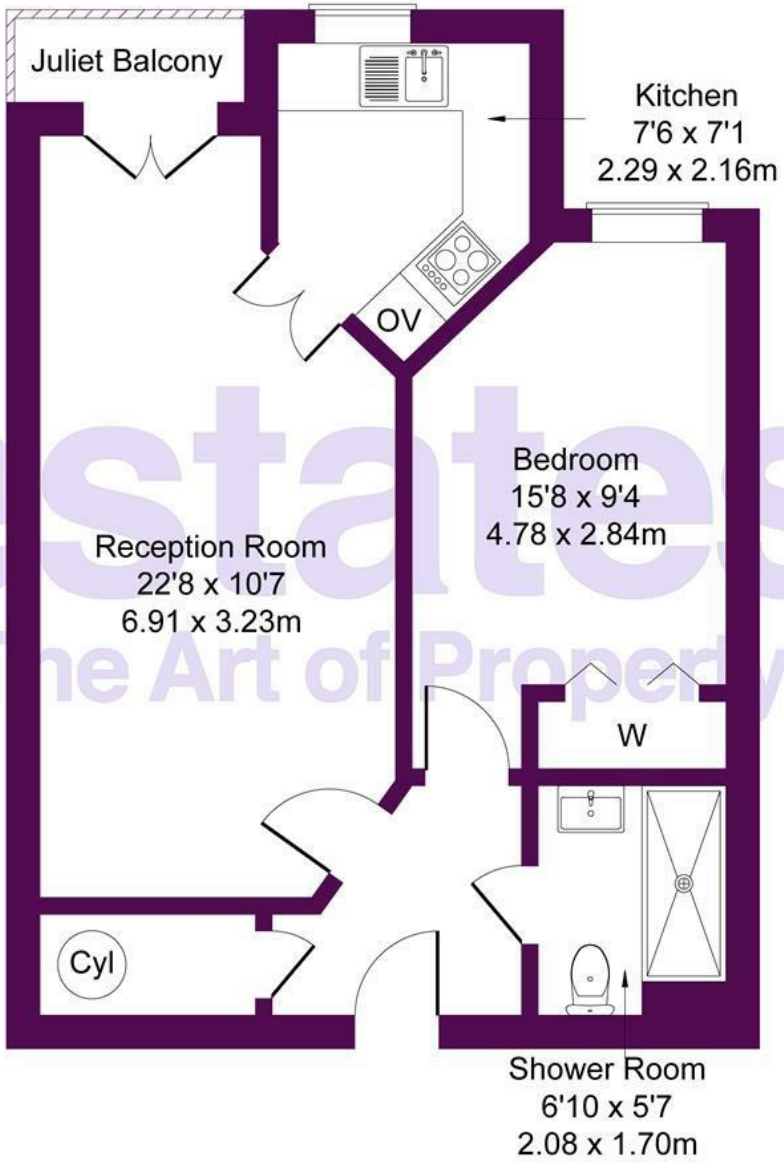






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Approximate Gross Internal Area: (536 sq ft - 50 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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