



## 2 bed maisonette to buy in DL3

2 Woodland Road, Darlington, Durham,  
DL3 7PN

**£70,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Spacious Accommodation Over Two Floors
- ✓ Close to Darlington Town Centre & Amenities
- ✓ Lift access (ideal for all ages / accessibility)
- ✓ Full Length Windows with Far Reaching Views
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

Woodland Road, Darlington, DL3 – Rare Opportunity – 2 Bedroom Duplex Penthouse Apartment – To Be Sold Via Online Auction

Pattinson Estate Agents are delighted to offer for sale via online auction this exceptional fourth-floor Duplex Penthouse offering spacious and well-appointed accommodation, ideally positioned on the ever-popular Woodland Road in Darlington.

Occupying an elevated position, the property enjoys fantastic panoramic views across Darlington and benefits from a bright and spacious layout arranged over two floors. The apartment is conveniently located within walking distance of Darlington town centre, with excellent access to local shops, amenities and transport links.

The accommodation briefly comprises: entrance hallway providing access to two well-proportioned double bedrooms and a modern family bathroom. A staircase leads to the upper floor where you will find a stunning open plan kitchen and living area, flooded with natural light thanks to full-length windows to the rear and side elevations, creating a bright and airy living space with far-reaching views across the town.

This unique penthouse apartment would make an excellent investment opportunity or ideal first time purchase, offering spacious accommodation in a highly convenient location.

Early viewing is highly recommended to fully appreciate the space, views and potential this property has to offer.

To be sold via online auction. Terms and conditions apply.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 106 years

Ground Rent Review Period: 0

Annual Service Charge Amount: £90.00

Service Charge Review Period: Per Month

Price: Starting Bid £70,000

Property Type: Maisonette

Parking: Allocated

Heating: Electric

## Entrance



## Hallway

## Bedroom One

4.09m x 4.60m (13'5" x 15'1")



## Bedroom Two

4.01m x 2.44m (13'1" x 8'0")



## Bathroom W/C



## Stairs to Living Space

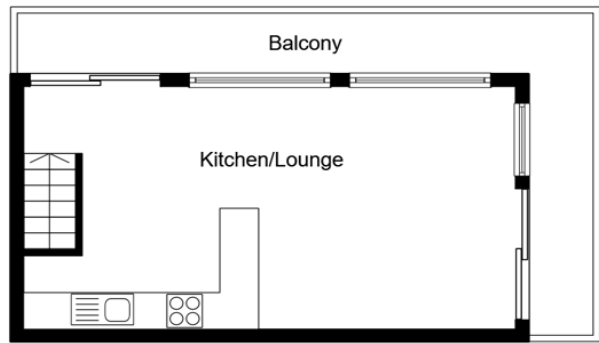
## **Kitchen/Living Space**

9.22m x 5.31m (30'2" x 17'5")





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

2 Woodland Road, Darlington, Durham, DL3 7PN

Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

