



**Hall Properties**  
*Estate Agents*

**SKERNE STUDIOS, WEIR STREET, DARLINGTON**

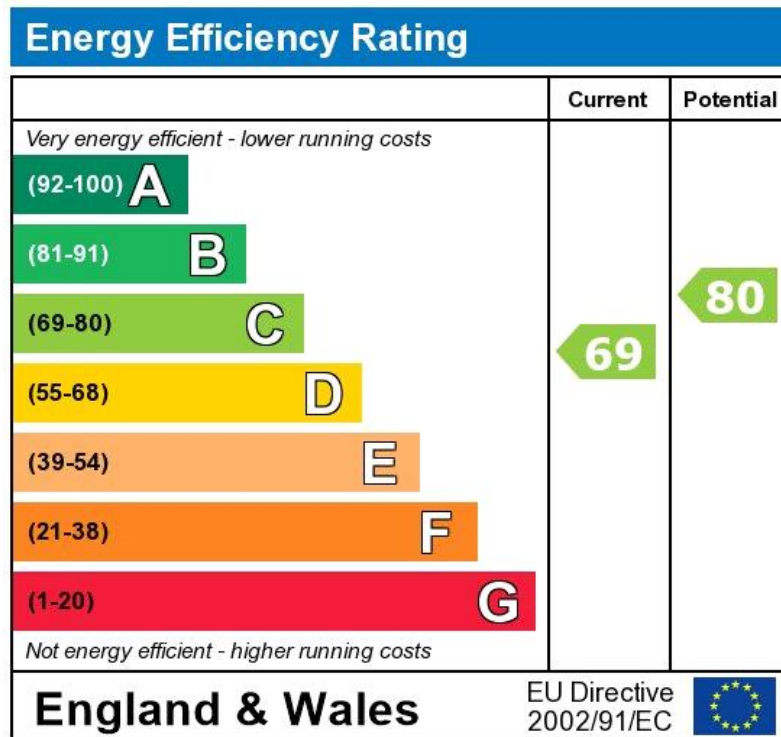
**£295,000**



**PROPERTY REFERENCE CODE: RS0244**

## SKERNE STUDIOS, WEIR STREET, DARLINGTON

A fabulous opportunity to purchase this unique and contemporary open plan style home with private gated access to an enclosed courtyard within the exclusive development just moments from Darlington centre.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

Welcome to this enchanting, detached property, a masterpiece of premium specifications and distinctive interior design that beckons to be explored to truly grasp its allure.

Situated within an exclusive development just moments away from Darlington centre, this unique and contemporary open-plan home is a rare gem. Accessible through private gated entry, the property unfolds into an enclosed courtyard, offering a tranquil retreat from the bustling city life. The designer open-plan living spaces epitomize modern living, creating a warm and inviting ambiance.

Recently modernized to the highest standards, the property boasts an entrance hallway leading to a spacious reception room with captivating river views seen through the Juliette-style balcony and patio doors. The accommodation comprises two generous bedrooms, the main featuring a large en-suite shower room with a walk-in wardrobe. The property also boasts a private external terraced patio area, perfect for entertaining guests or enjoying al fresco dining, providing a tropical holiday vibe.

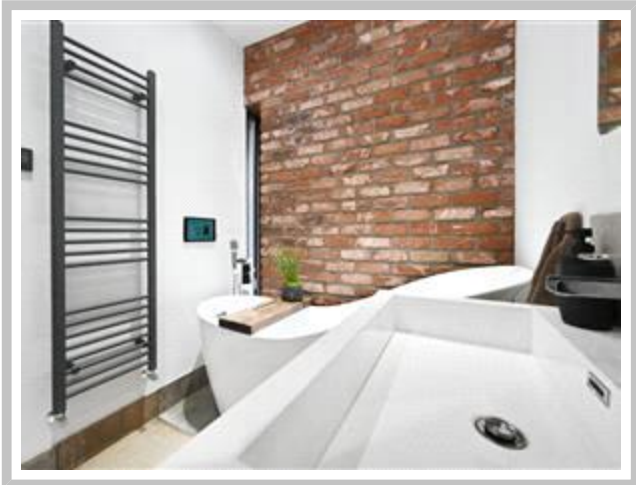
Additional amenities include a separate family bathroom and utility room, ensuring convenience and practicality. Ascend to the first floor to discover an impressive open-plan living area with a mezzanine floor and breath-taking vaulted ceilings adorned with exposed timber beams. The modern, fully equipped kitchen seamlessly transitions into a breakfast bar, leading to a spacious dining area and an exceptionally large luxury lounge living space.

Comfort is assured year-round with gas combination boiler central heating and double glazing, creating a cosy haven regardless of the weather outside. The property's proximity to numerous local amenities and excellent transport links enhances its appeal, making it a perfect residence for those seeking both convenience and sophistication.

Don't miss the opportunity to make this charming property your own – a haven of contemporary living in a prime location. Viewing is essential to fully appreciate the distinctive features and premium lifestyle this home affords.

This charming detached property offers a premium specification and distinctive interior design that must be viewed to be fully appreciated.

Council Tax Band: C (Darlington Borough Council)  
Tenure: Freehold







**TENURE:** We have been advised by the Vendors the property is Freehold.

**These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hall Properties, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.**

**We routinely refer potential purchasers to Advance Mortgage Solutions North East (AMS). It is your decision whether you choose to deal with (AMS). In making that decision, you should know that we may receive a payment of up to £500 per referral.**