

HALLGARTH

HIPSWELL

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# Welcome Home...

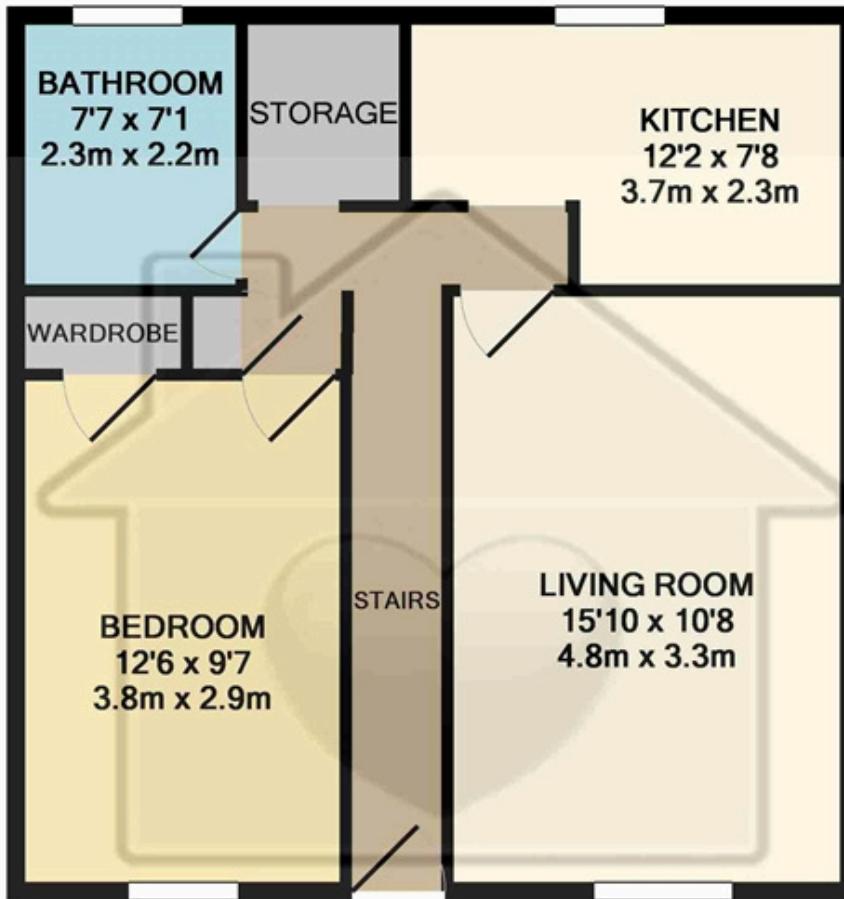
A one-bedroom first-floor flat positioned in the heart of Hipswell, overlooking the village green and within easy reach of local amenities.

Hallgarth sits within a convenient village setting close to primary and secondary schools, a town hall, and the White Shops area of Catterick, offering a supermarket, post office, pubs and eateries. The A1 is a short drive away, while Darlington mainline station provides onward rail connections. An ideal opportunity for professionals, couples or investors seeking a practical home in a well-connected location.

The accommodation is arranged across a single level and comprises a bright living room with open views to the front, a fitted kitchen, a well-proportioned double bedroom, and a bathroom with three-piece suite. A floor plan is included to illustrate the layout. Externally, the property benefits from a front lawn area belonging to the flat, with parking located to the rear of the building.







**TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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