



Dewberry Lane, Darlington DL1 3BP

welcome to

Dewberry Lane, Darlington

SHARED OWNERSHIP: 30% AT £72000. A modern and well presented three bedroom detached family home situated in Darlington. Don't miss your chance to secure this fantastic property.

Agents Note

Property is shared ownership with Thirteen Group. Available for 30% or 100%. Advertised price is 30%. Contact branch for more details.

Entrance Hall

Access to lounge

Downstairs Wc

Low level WC, wash hand basin, radiator, extractor fan

Lounge

14' 1" x 10' (4.29m x 3.05m)

Window to front, radiator, stairs to first floor, cupboard under stairs

Kitchen/Diner

20' x 9' (6.10m x 2.74m)

Two windows to rear, UPVC french doors to rear, oven with gas hob and extractor fan, range of wall and base units, fridge freezer, integrated washing machine, integrated dishwasher, boiler, radiator

Bedroom 1

20' x 9' (6.10m x 2.74m)

Three windows to front, radiator

En Suite

Mains fed shower, low level WC, wash hand basin, stainless steel heated towel rail, spotlights, splash back, window to side,

Bedroom 2

11' x 10' (3.35m x 3.05m)

Window to rear, radiator

Bedroom 3

9' x 9' (2.74m x 2.74m)

Window to rear, radiator

Bathroom

Bath with screen and shower unit, wash hand basin, low level WC, stainless steel heated towel rail, window to side

Rear Garden

Laid to lawn, patio, enclosed by fence, water tap

Garage

EV charging point, lighting, electricity





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Dewberry Lane, Darlington

- SHARED OWNERSHIP: 30% AT £72000
- NO ONWARD CHAIN
- REAR GARDEN
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS WC

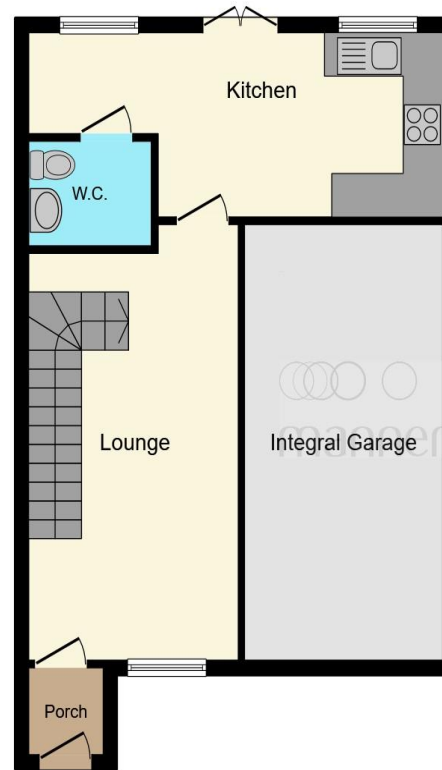
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

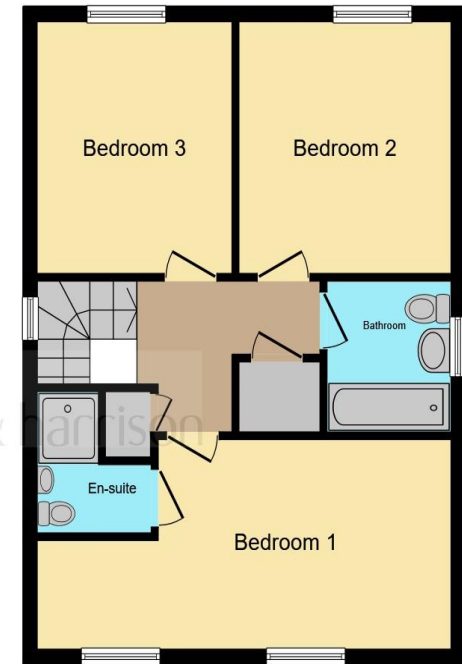
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£72,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Property Ref:
STO114943 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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