



3 PARK CRESCENT, DARLINGTON, COUNTY DURHAM, DL1 5EG

Guide Price £90,000

FOR SALE VIA MODERN AUCTION

Occupying a superb position within the South Park area. We have pleasure in offering for sale this **TWO BEDROOMED SEMI-DETACHED** residence. With accommodation over two floors including a welcoming entrance hallway, a spacious lounge with open plan kitchen/diner. To the first floor there are two double bedrooms and a bathroom.



Externally to the front of the property there is a driveway and a low maintenance garden. To the rear of the property there is a patio area and a garden which has been designed for low maintenance. Park Crescent is conveniently situated a short walk from Darlington Town centre where you will find a good range of amenities.

Viewing highly recommended.

Situated within the South Park area of Darlington, and having excellent access to Darlington's Train station. The beautiful South Park itself is close by as well as local shops, schools and amenities with regular bus services and excellent transport links to the A1M and A66.

The property is for sale via THE MODERN AUCTION METHOD

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

TENURE: FREEHOLD
COUNCIL TAX : A

RECEPTION HALLWAY

A UPVC entrance door opens into the reception hallway with staircase leading immediately to the first floor and access to the Kitchen/Diner, Lounge and Cloaks/WC

CLOAKS/WC

Fitted with a white suite to include a low level Wc and hand basin with a UPVC window to the side.

LOUNGE

14'09 x 12'11 (4.50m x 3.94m)

A spacious reception room being light and bright having a UPVC bay window to the front aspect . The room benefits from a freestanding fire place with electric fire to cast a cosy glow when needed.

KITCHEN/DINER

Fitted with an ample range of ak effect wall floor and drawer units with matching black worksurfaces and stainless steel sink unit. There is a UPVC window over looking the rear aspect.

The room can easily accommodate for a large family dining table . There is access from the Kitchen/Diner to the garden room.

FIRST FLOOR LANDING

Accessing both bedrooms and showerroom/wc.

BEDROOM ONE

8'9" x 14'9" (2.67 x 4.50)

A spacious master bedroom with a UPVC bay window to the front aspect benefitting for a built in storage cupboard.

BEDROOM TWO

6'7" x 9'11" (2.03 x 3.03)

Being dual aspect having a UPVC window to the side and rear of the property .

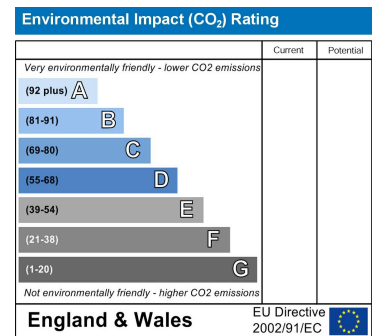
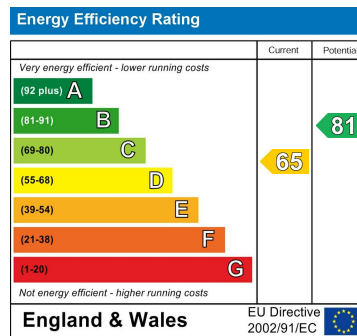
SHOWERROOM /WC

Fitted with a white suite to include a corner shower cubicle and screen with pedestal hand basin and low level WC. There is a UPVC window to the side aspect.

EXTERNALLY

To the front of the property there is a driveway and a garden which is designed for ease of maintenance .

The rear garden is designed for ease of maintenance also with a patio seating area to enjoy the summer sun.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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 Ann Cordey, 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.

