



8 ATHERSTONE WAY, DARLINGTON, DL3 9TU

By Auction £63,000

Situated in the popular Branksome area we offer for sale a TWO BEDROOMED mid-link residence. The property offers the potential to upgrade and improve the accommodation and would make for a generous home for a number of purchasers.

The property sits is gardens to the front and rear, and offers an open plan Lounge/dining room, kitchen. To the first floor there TWO very generous bedrooms and a bathroom with seperate wc.



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 winning bidder will pay £349.00 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.

HALLWAY

The entrance door opens into the reception hallway which has access to the Lounge/Diner, Kitchen and first floor landing via the staircase.

LOUNGE/DINER

22'09 x 11'04 (6.93m x 3.45m)

A spacious reception room, being dual aspect having a UPVC window to the front aspect and sliding patio doors to the rear.

KITCHEN

10'06 x 8'11 (3.20m x 2.72m)

Fitted with an ample range of white wall, floor and drawer cabinets with matching work surfaces and stainless steel sink unit. The integrated appliances include a electric double oven and induction hob as well as a dishwasher. There is a UPVC window overlooking the rear and a door leading out.

FIRST FLOOR

BEDROOM ONE

17'11 x 9'11 (5.46m x 3.02m)

A spacious master bedroom having a two UPVC windows to the front aspect.

BEDROOM TWO

12'02 x 10'03 (3.71m x 3.12m)

A sizeable second bedroom having a UPVC window to the rear

BATHROOM

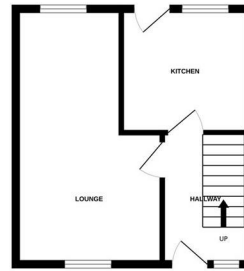
Fitted with a white suite to panelled bath with electric shower and pedestal hand basin with UPVC window to the rear.

SEPARATE WC

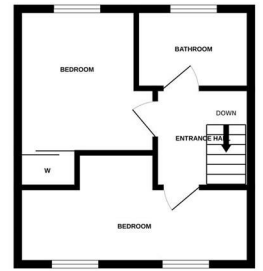
EXTERNALLY

The property benefits from front and rear gardens, the rear is mostly paved.

GROUND FLOOR
299 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA - 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, window, doors 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 hereon are based on current practice and are not intended to be a guarantee. Made with Metropix 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

