



28 ALDAM STREET, DARLINGTON, DL1 2HY

By Auction £58,500

IDEAL INVESTMENT OPPORTUNITY! This Two Bedroom Terraced Property is available with vacant possession and no onward chain. Well maintained throughout and with Two Generous Bedrooms and an first floor Bathroom.



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 £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.

The location within the Harrowgate Hill area of Darlington is convenient for the local schools and shops of the area. There are excellent transport links to the A1M and regular bus services also.

TENURE: FREEHOLD

COUNCIL TAX : A

LOUNGE

13'02 x 14'03 (4.01m x 4.34m)

Window to the front aspect and feature fireplace.

KITCHEN/DINER

13'01 x 12'00 (3.99m x 3.66m)

Fitted with a range of wall floor and drawer units, contrasting work surfaces. There is also a door leading to a pantry space.

FIRST FLOOR

Leading to both bedrooms and bathroom/wc.

BEDROOM ONE

13'08 x 13'01 (4.17m x 3.99m)

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

BEDROOM TWO

11'02 x 8'00 (3.40m x 2.44m)

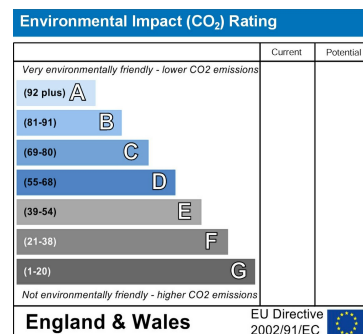
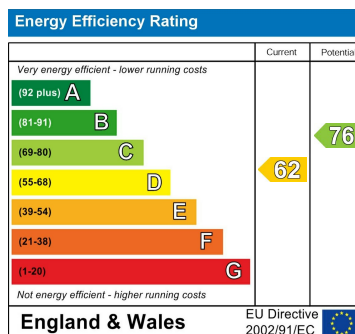
A sizeable single room having a UPVC window to the rear.

BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath electric shower , pedestal hand basin and low level WC. There is a UPVC window to the rear.

EXTERNALLY

The rear yard is paved with a single timber gate leading to the rear service lane.



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.

