



43 KITCHENER STREET, DARLINGTON, DL3 6NL

Guide Price £40,000

We offer for sale a two bedroom mid-terrace residence situated in the popular Denes area of Darlington. The property would be ideal for a range of buyers either investors looking to expand their portfolio or first time buyers looking to add their own stamp onto the property.

The Denes area has ease of access to local shops and schools there are regular bus routes and Darlington's Town Centre is close by.



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.

ENTRANCE VESTIBULE

The entrance door opens into the entrance vestibule which in turn opens into the Lounge.

LOUNGE

14'01 x 12'2 (4.29m x 3.71m)

A spacious reception room having a UPVC window to the front aspect.

KITCHEN

12'01 x 10'10 (3.68m x 3.30m)

Having a window to the rear.

FIRST FLOOR

BEDROOM ONE

12'2 x 11'06 (3.71m x 3.51m)

A spacious master bedroom having a window to the side.

BEDROOM TWO

7'7 x 7'3 (2.31m x 2.21m)

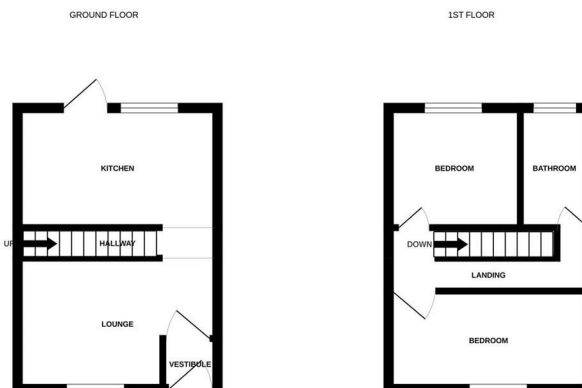
A further good size room, this time having a window to the rear.

BATHROOM/WC

Fitted with a modern white suite to include a panelled bath, pedestal hand basin and a low level WC. The room has a UPVC window to the rear.

EXTERNALLY

Tot to the rear there is a yard with a single timber gate leading to the rear service lane.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown are not intended and no guarantee as to their quantity or efficiency can be given. Make your own measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(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.

