



109 EGGLESTON VIEW, DARLINGTON, COUNTY DURHAM, DL3 9SH

Offers In The Region Of £200,000

Ann Cordey Estate Agents are thrilled to welcome to the market this lovely spacious Three Bedroomed detached, well presented family home, situated on a large plot in the Branksome area of Darlington, which simply must be viewed to appreciate all it has to offer.



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.

There is also planning permission granted for five houses which is in the process of plan drawings being completed.

TENURE: FREEHOLD
COUNCIL TAX : A

RECEPTION HALLWAY

Welcoming Reception Hallway with useful understairs storage cupboard and staircase to the first floor.

LOUNGE/DINING ROOM
13'03 x 21'04 (4.04m x 6.50m)

Light and airy with french doors opening to the rear garden and window to the side aspect and contemporary wall mounted electric feature fire, perfect for family entertaining.

KITCHEN
7'06 x 12'03 (2.29m x 3.73m)

UPVC window to the side aspect, fitted with a range of cream wall, floor and drawer units with complimentary dark wood effect work preparation surfaces, stainless steel sink unit, electric oven, ceramic hob, stainless steel extractor, wall mounted gas central heating boiler and there is plumbing for an automatic washing machine and the room has been finished with black tiled surrounds.

UTILITY ROOM
5'03 x 9'54 (1.60m x 2.74m)

UPVC door and window to the side aspect, fitted with wall and floor units and complimentary work preparation surfaces.

FIRST FLOOR LANDING

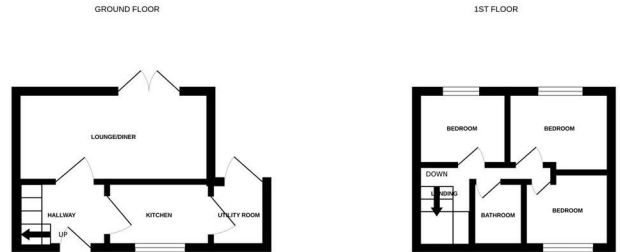
BEDROOM ONE
9'09 x 13'11 (2.97m x 4.24m)
UPVC window to the side aspect.

BEDROOM TWO
9'09 xx 11'01 (2.97m xx 3.38m)
UPVC window to the front aspect and useful storage cupboard.

BEDROOM THREE
6'11 x 9'11 (2.11m x 3.02m)
UPVC window to the rear aspect.

BATHROOM/WC
UPVC window to the front aspect, fitted with a white suite to include: bath, WC, handbasin, separate shower cubicle with electric shower, tiled surrounds and spotlights to the ceiling.

EXTERNALLY
The gardens wrap around the property and are enclosed by timber fencing and gates with hard standing to the front and an enclosed private garden to the rear which is mainly laid to lawn.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general reference only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their operation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	
(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.

