



19 LOCK STREET, DARLINGTON, COUNTY DURHAM, DL3 0RH

Guide Price £40,500

Occupying a pleasant position overlooking a pedestrianised green we offer for sale a spacious TWO DOUBLE BEDROOMED terraced property.

Boasting a lounge and separate dining room, kitchen and shower room extension allowing for two large bedrooms to the first floor. Externally the property has the favoured forecourt and a yard to the rear.

The property is warmed by gas central heating and is fully double glazed, The location within the Harrowgate Hill area of Darlington is ideal for local shops and major chain stores along with several schools being close



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

The entrance door opens immediately into the lounge.

LOUNGE

A welcoming reception room, being of a good size and overlooking the green to the front. A brick built fireplace is the focal point of the room with built in shelf and cupboard to the alcoves. There is practical vinyl floor and a door leads to the staircase and to the dining room.

DINING ROOM

A further good sized reception room, easily accommodating a family dining table. There is a built in understairs cupboard, a window to the rear aspect and a door leading to the kitchen. The vinyl flooring from the lounge has been continued through.

KITCHEN

Fitted galley style with a range of white, wall, floor and drawer cabinets which are complimented by the striking black work surfaces with a stainless steel sink unit. There is a small breakfast bar for informal dining and the free standing gas cooking is included in the

sale. There is also plumbing for an automatic washing machine. The room has a window to the side and a door to the rear hallway.

REAR HALLWAY

With a door to the side aspect and a door leading to the ground floor shower room/wc.

SHOWER ROOM/WC

Comprising of a single shower cubicle with a mains fed shower, pedestal handbasin and WC. The room has been finished with a neutral ceramic tile and has a wooden effect vinyl floor. The room has a window to the side.

FIRST FLOOR

LANDING

Leading to both bedrooms

BEDROOM ONE

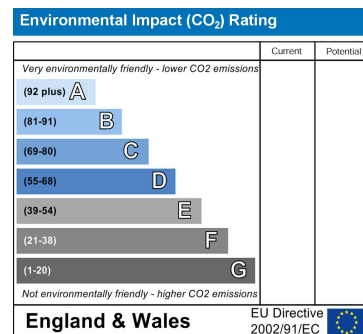
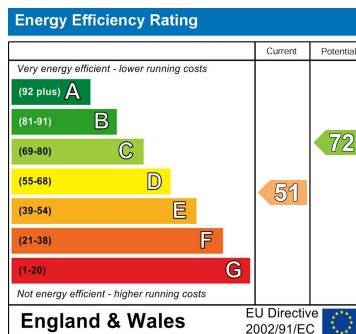
The first of two generous double bedrooms having a window over looking the front aspect.

BEDROOM TWO

A further double bedroom this time with a window to the rear aspect.

EXTERNALLY

The forecourt to the front is enclosed by a rendered, brick built wall and single wooden gate and has a gravelled area. The courtyard to the rear is paved and has single gate for access to the service lane. The property enjoys an outlook onto a pedestrianised area which is lawned with established trees.



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.

