



Ann Cordey
ESTATE AGENTS

38 Durham Road, Coatham Mundeville, Darlington, DL1 3LZ

Guide Price £450,000



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An opportunity to redevelop a detached home which occupies a large One Acre private plot (including Paddock) Available with no onward chain and offering huge potential. The main house is literally a shell and has had the kitchen and bathroom's removed. The original layout had been designed with entrance hallway, living and separate dining room and kitchen. To the first floor there is potential for four bedrooms. Within the grounds there is a TWO BEDROOMED detached annexe which is in liveable condition.

The property sits behind double entrance gates and has ample hardstanding for parking several vehicles. There is vehicle access through a second set of gates all the way to the bottom of the rear garden. There is also a brick built building which was used as a home office. In addition to this there is a separate PADDOCK.

The location within the small hamlet of Coatham Mundeville is ideally placed for access to Darlington, Newton Aycliffe and transport links towards the A1M both north and south. There is a cycle path towards Darlington and regular bus services. A local pub is on hand along with a leisure and golf club within the Hallgarth Hotel.

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.

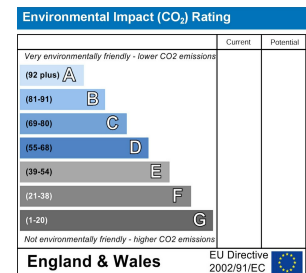
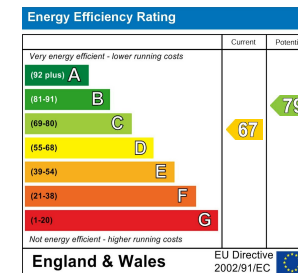
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £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.

TENURE: Freehold

COUNCIL TAX:





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.



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13 Duke Street, Darlington, County Durham, DL3 7RX

Tel: 01325 488433

Email: sales@anncordey.com

www.anncordey.com



