



## **33 HAWKESBURY MEWS, DARLINGTON, COUNTY DURHAM, DL3 6RR**

### **Offers In The Region Of £76,500**

A light, bright and spacious first floor apartment is available for sale within the popular Hawkesbury Mews development and with no onward chain. The location always proves popular with a host of buyers for its ease of access to Darlington's town centre, the local Denes area and towards Cockerton village green and the shops there.

The accommodation is flooded with natural light from the large picture windows in the lounge and main bedroom which overlook the front aspect. Bedroom two is a good size second room which over looks the rear and the kitchen has been refitted with a modern range of units with the freestanding appliances also being included in the sale.





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 £349.00 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 4.5% 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.

**COMMUNAL ENTRANCE**

Secure intercom access to the communal entrance which has the staircase to the first floor.

**RECEPTION HALLWAY**

Once inside the apartment the reception hallway is of a good size and welcoming, leading to all of the accommodation and having a large storage cupboard.

**LOUNGE**

16'6" x 11'11" (5.04 x 3.64)

A generous reception room flooded with light via the large picture windows which open to a juliet balcony. The room is neutrally decorated and carpeted and has an electric wall heater.

**KITCHEN**

9'2" x 8'10" (2.81 x 2.71)

Having been refitted with a modern range of white gloss wall, floor and drawer cabinets with contrasting black worksurfaces and stainless steel sink unit. There is an integrated electric oven and electric hob with extractor fan. The free standing fridge/freezer and washing machine is also included in the sale. The room has tiled splash backs and overlooks the rear of the property.

**BEDROOM ONE**

13'10" x 12'1" (4.22 x 3.70)

A well proportioned master bedroom with a juliet balcony to the front aspect.

**BEDROOM TWO**

11'6" x 10'11" (3.52 x 3.35)

Again of a good size this bedroom over looks the rear aspect.

**SHOWER ROOM/WC**

The shower cubicle has an electric shower there is also a low level WC and pedestal handbasin. There is a window to the rear aspect and the room has been finished with ceramic tiling.


**EXTERNALLY**

Accessed via a private road, the property sits in communal gardens and there is a designated car parking space for the apartment and several visitor parking bays.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	77	81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

