



Wentworth Way

Darlington DL3 0JJ

By Auction £99,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Wentworth Way

Darlington DL3 0JJ



- Immediate 'Exchange of Contracts' Available
 - Rear Garden
 - Close To Amenities
- Sold Via 'Secure Sale'
 - Priced To Sell
 - Two Reception Rooms
- Three Bedroom Semi-Detached
 - Ideal Family Home Or Investment
 - EPC Grade C

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £99,000.

A great opportunity to purchase this three bedroom home within walking distance of local schools and transport routes. Also being within a short distance to the main Cockerton Green area with a range of shops and amenities. The property is double glazed and gas central heated and briefly comprises of; entrance hall, lounge, dining room, kitchen, ground floor wc, whilst to the first floor there are three bedrooms and family bathroom. Externally there are gardens front and rear. The property would ideally suit a wide range of buyers and is available with no chain. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Via a upvc framed double glazed door. With stairs to the first floor.

Lounge

13'1" x 12'1" (4.0 x 3.7)

With upvc framed double glazed bay window to the frontage, radiator, modern feature fire surround with inset fire.

Dining Room

10'9" x 9'6" (3.3m x 2.9)

With upvc framed double glazed French doors opening onto the rear garden area, radiator, space for a dining table and chairs

Kitchen

12'1" x 10'9" (3.7m x 3.3)

With a range of fitted base and wall units, laminate work surfaces, tiling to splash and work areas, inset sink unit with drainer and mixer tap, integrated oven and electric hob over, stainless steel chimney style extractor unit, plumbing for the washing machine, upvc framed double glazed window, built in storage cupboard.

Ground Floor WC

With a fitted white suite comprising of; hand wash basin, wc, tiling to splash and vanity areas, upvc framed double glazed window.

First Floor Landing

With loft access, radiator.

Bedroom One

14'1" x 9'10" (4.3m x 3)

With upvc framed double glazed window to the front, radiator.

Bedroom Two

11'5" x 9'10" (3.5m x 3)

With upvc framed double glazed window to the rear aspect, radiator, built in robes with sliding doors.

Bedroom Three

9'10" x 8'6" (3m x 2.6)

With upvc framed double glazed window to the front aspect, radiator, built in over stair storage cupboard.

Bathroom

With a fitted white suite comprising of panel bath with mains shower over, hand wash basin, WC, tiled walls, tiled floor, radiator, upvc framed double glazed window to the rear aspect

Externally

To the frontage there is a lawned and gravelled garden area with gated side access to the rear garden, whilst to the rear there is a further fence enclosed garden area which is laid to lawn, paved seating areas and brick built storage.

Tenure

Property Details

Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,506
Conservation Area
Nb
Flood Risk
No Risk
Floor Area
990 ft 2 / 92 m 2
Plot size
0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
80 Mbps

Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT

Sky

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Auctioneers Notes

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £99,000.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

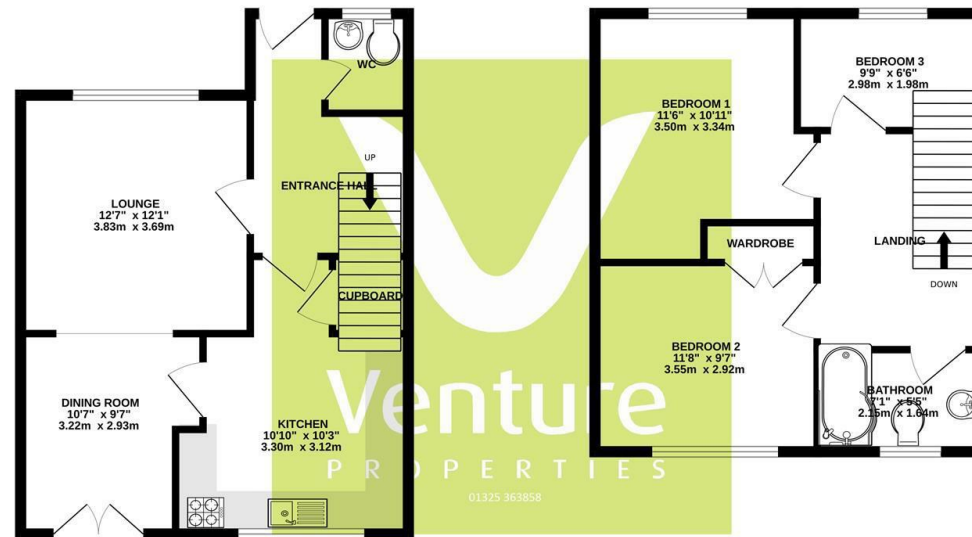
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed

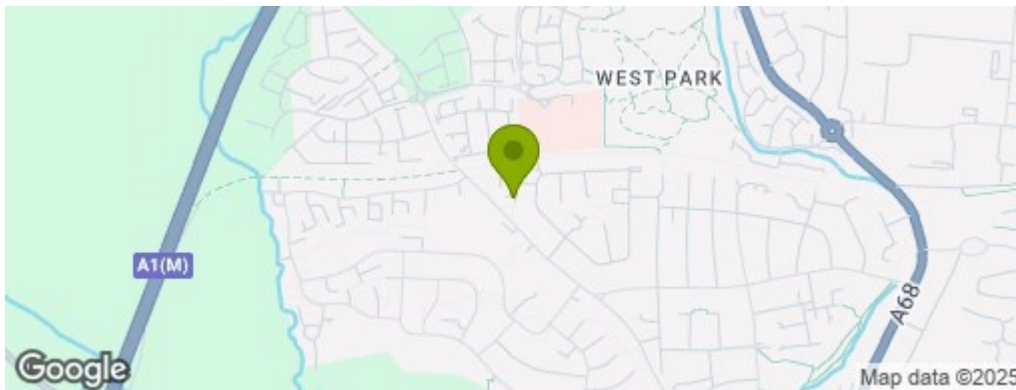
GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx.

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 error, 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.
Made with Metropix 5/2025



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com