



Eastbourne Road

Darlington DL1 4ES

By Auction £74,000





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Eastbourne Road

Darlington DL1 4ES



- Three Bedroom Semi-Detached Property
- Council Tax Band A
- Two Reception Rooms

- Being sold via Secure Sale
- Epc Rating D
- Close To Amenities

- Immediate exchange of contracts available
- Gardens Front And Rear

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

A good sized three bedroom semi detached house situated in the popular Eastbourne location with gardens to the front and rear.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Entrance Hall

Upvc double glazed door to side, staircase to first floor landing and radiator.

Lounge

13'9" x 12'9" (4.2 x 3.9)

Upvc double glazed window to front and radiator.

Dining Room

12'1" x 13'9" (3.7 x 4.2)

Kitchen

11'9" x 5'6" (3.6 x 1.7)

Upvc double glazed window to side, fitted with wall, base and drawer units, four ring gas hob and oven, radiator and there is space for a cooker.

Utility Room

Upvc door to rear, there is space for a washing machine and fridge freezer.

Downstairs Bathroom

8'6" x 4'11" (2.6 x 1.5)

Upvc double glazed obscure window to rear, bath with shower over, w.c, wash hand basin and radiator.

First Floor Landing

Bedroom One

12'9" x 13'5" (3.9 x 4.1)

Upvc double glazed window to front and radiator.

Bedroom Two

11'5" x 14'5" (3.5 x 4.4)

Upvc double glazed window to side and radiator.

Bedroom Three

8'6" x 11'9" (2.6 x 3.6)

Upvc double glazed windows to rear and side, fitted wardrobes and radiator.

Externally

There is a detached single garage and garden.

Property Details

Local Authority: Darlington

Council Tax Band: A
Annual Price: £1,581
Conservation Area: No
Flood Risk: Very low
Floor Area: 0 ft 2 / 0 m 2
Plot size: 0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband
Basic
7 Mbps
Superfast
40 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Tenure

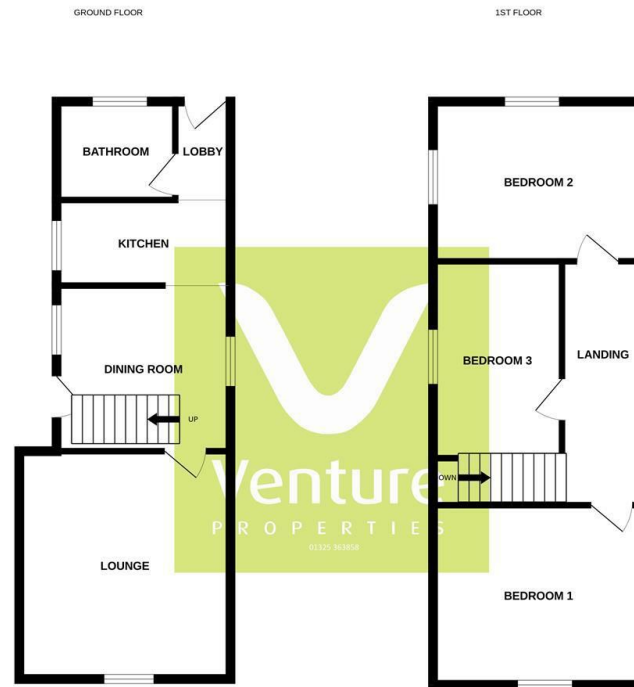
Freehold

Note

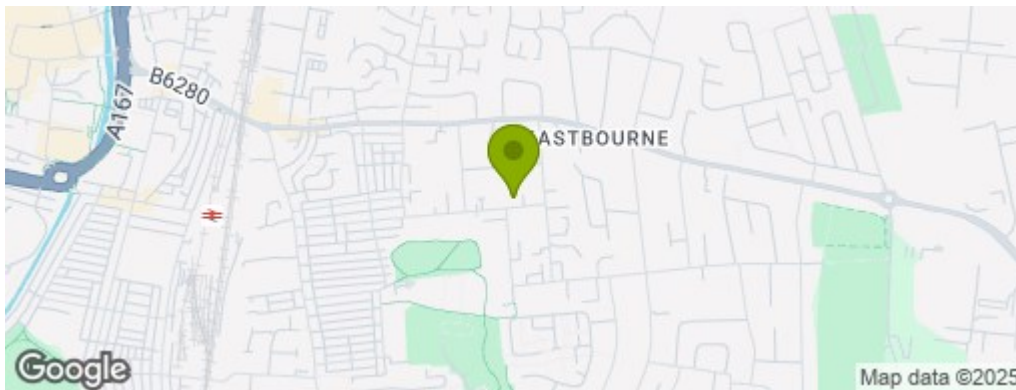
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

Dining Room

www.venturepropertiesuk.com



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 here are not installed and no guarantee as to their operability or efficiency can be given.
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Property Information

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