



**Skerries Walk**

Darlington DL1 3QA

**£35,000**





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# Skerries Walk

## Darlington DL1 3QA



- One Bedroom Apartment
- Council Tax Band A
- Ideal Investment

- Whinfield are of Darlington
- Epc Rating tbc

- Close to Amenities
- No Chain

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £43,000

Situated in the Whinfield area of Darlington, we are delighted to offer for sale this well presented and tastefully decorated One Bedroomed First Floor Apartment, available with vacant possession.

The property benefits from Double Glazing, and briefly comprises: Reception Hallway with staircase to the first floor, Lounge with double glazed window to the rear aspect, refitted Kitchen with a range of units and integrated appliances, Double Bedroom with fitted wardrobes, and Bathroom/wc, which is fully tiled and fitted with a coloured suite and Gainsborough Power shower.

Externally, there is an open plan lawned area to the front with flagged pathway.

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 refer

### Entrance Hallway

With stairs to the first floor.

### Lounge

9'6 x 15'11 (2.90m x 4.85m)

Situated to the rear with wall mounted gas fire.

### Kitchen/Diner

10'1 x 5'5 (3.07m x 1.65m)

Situated to the rear with arrange of wall and floor units, contrasting work surfaces, cooker connection with overhead extractor and window to rear elevation.

### Bedroom

7'6 x 12' (2.29m x 3.66m)

Situated to the front with store cupboard, fitted robes and window to front elevation.

### Bathroom

With three piece suite comprising panelled bath, pedestal wash hand basin and low level W.C.

### Externally

### Tenure

Leasehold

### 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: 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

76 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

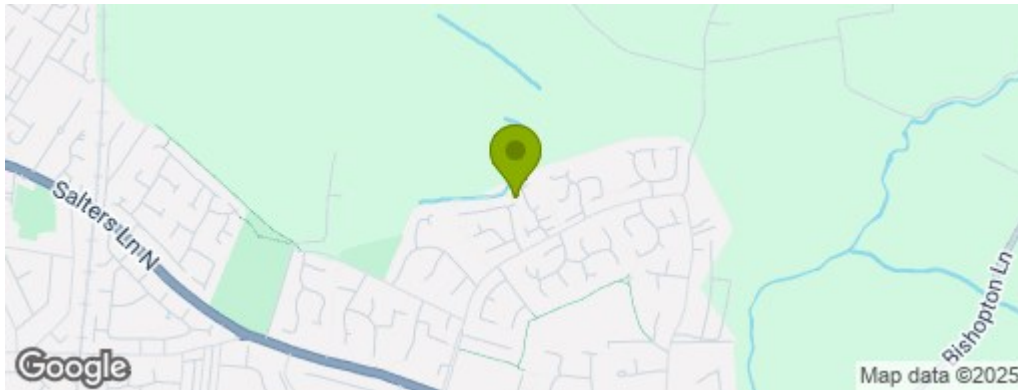
BT

Sky

Virgin

### 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



## Property Information

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