



**Baldwin Lane**

Darlington DL1 1QA

50% Shared Ownership £85,000



Venture  
PROPERTIES



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.



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.

# Baldwin Lane

## Darlington DL1 1QA



- Three Bedroom Property
- Off Street Parking
- Epc Rating B

- Shared Ownership
- Close to Amenities

- Gardens to Rear
- Council Tax Band B

A rare opportunity to purchase a three bedroom, shared-ownership family home with off street parking and rear garden. The property offers versatile living and is perfect for families.

There are two reception rooms to the ground-floor along with a useful w.c. Three spacious bedrooms to the first floor and a well appointed bathroom. There is a bright and airy feel to this property. The rear garden is accessed via the French doors in the Kitchen/Breakfast room.

Off street parking for two vehicles and a short distance to Darlington town centre and all its amenities.

**Entrance Hallway**  
Composite door to front, staircase to first floor landing and radiator.

**Lounge**  
15'10 x 12'1 (4.83m x 3.68m)  
Upvc double glazed window to front and radiator.

**Kitchen/Breakfast Room**  
15'10 x 11'11 (4.83m x 3.63m)  
Fitted with wall, base and drawer units with contrasting worktops, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for fridge freezer and washing machine. The Breakfast room area has ample space for a table and chairs, radiator and French doors to rear.

**Ground Floor Cloaks**  
With low level w.c, wash hand basin and radiator.

**First Floor Landing**  
Radiator.

**Bedroom One**  
15'10 x 12'9 (4.83m x 3.89m)  
Upvc double glazed window to front and radiator. Access to en-suite.

**En-Suite**  
Upvc double glazed obscure window to front, double shower cubicle, low level w.c, wash hand basin and radiator.

**Bedroom Two**  
12' x 8'6 (3.66m x 2.59m)  
Upvc double glazed window to rear and radiator.

**Bedroom Three**  
12' x 6'11 (3.66m x 2.11m)  
Upvc double glazed window to rear and radiator.

**Bathroom**  
With panelled bath, low level w.c, wash hand basin and radiator.

### Externally

To the front there is off street parking for two vehicles and gated access to rear. To the rear is an enclosed garden which has both lawn and patio areas.

### Tenure

Leasehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area: No

Flood Risk: Very low

Floor Area: 850 ft<sup>2</sup> / 79 m<sup>2</sup>

Plot size: 0.06 acres (2 Plots)

Mobile coverage:

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

78 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

### Notes

**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.

### Additional Notes

Shared ownership (Advertised price represents 50% share. Full market value £.....) A rare chance to buy a four-bedroom, shared-ownership family home with integral garage, driveway and rear garden. The property provides well over thirteen hundred square foot of space arranged over three levels. There is a ground-floor cloakroom just off the entrance hallway and an attractive kitchen/dining room with patio doors that open onto a decked seating area. Upstairs is a reception room with Juliette balcony, the main bathroom and a good-sized double bedroom. The top floor consists of a principle bedroom with built-in wardrobe and en-suite shower room plus two further double bedrooms. Darlington Railway Station and the town centre are less than a ten-minute drive away (Google Maps) and can also be reached via local bus or by brief bike ride. Interested parties are required to complete the shared ownership common application form.

□

(Please note the minimum income and deposit requirements for eligibility. You do not need to request a viewing separately once you have completed the application form.)

Housing Association: Heylo. Heylo Housing requires that all applicants must have Permanent rights to reside in the UK.

Tenure: Leasehold (125 years from 2019).

Minimum Share: 50% (£.....).

Shared Ownership Rent: £..... per month (subject to annual review).

Combined Insurance, Service Charge and Management Fee: £41.49 per month (subject to annual review).

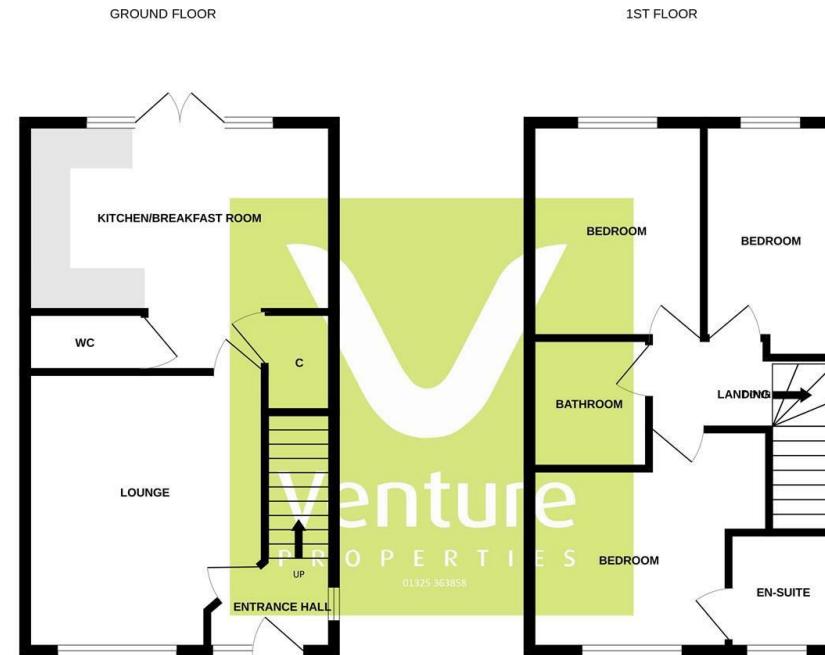
Guideline Minimum Income: Dual - £..... Single - £..... (based on minimum share and 10% deposit).

Council Tax: Band D, Darlington Borough Council. Priority is given to applicants living and/or working in this local authority.

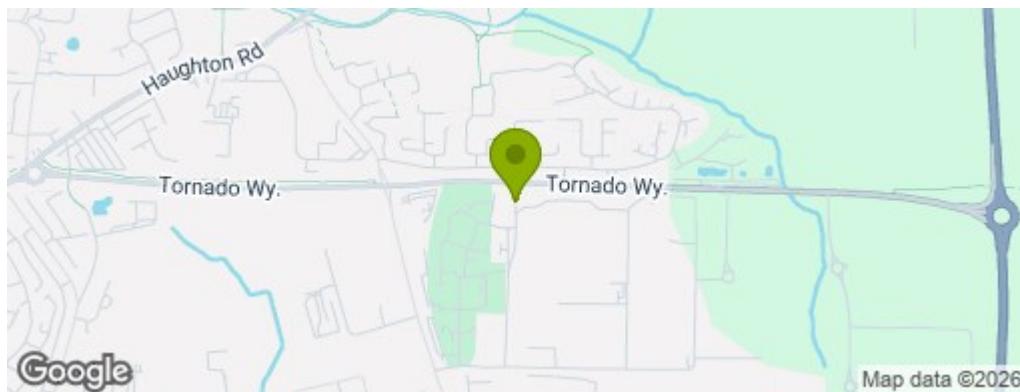
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

What is shared ownership?

Shared Ownership is a housing scheme designed to help homebuyers who are unable to afford the cost of buying a property outright on the open market. Properties may be sold off-plan or new build direct from housing associations, or pre-owned from existing shared owners. The rules and terms of the scheme are set by the Greater London Authority (GLA) in London and Homes England outside of



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 inaccuracy. All dimensions, areas and volumes are approximate and should be used only as a guide 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 c2025.



## Property Information

**01325 363858**

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