

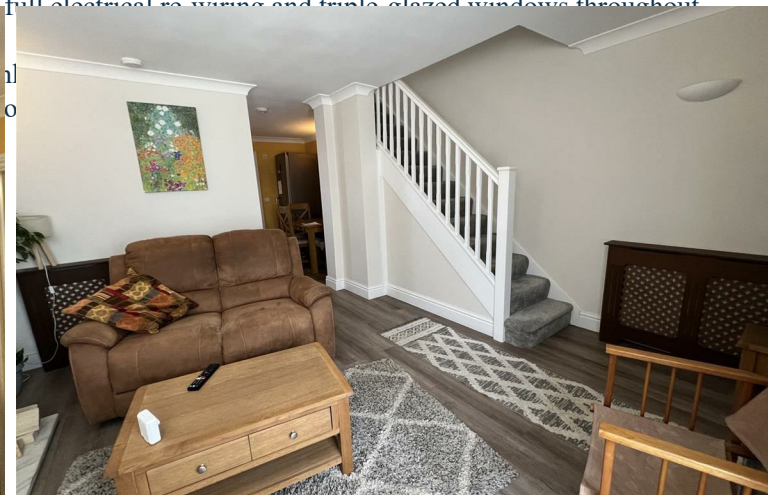


73 ALBATROSS WAY, DARLINGTON, DL1 1DN

Offers In The Region Of £115,000

Albatross Way is ideally located within easy reach of a good range of local shops and amenities, including schools for all age groups and a regular bus service. A more comprehensive selection of shopping, leisure facilities and services can be found in Darlington town centre, which is just a short drive away.

The property has recently undergone a full renovation by the current owner and must be viewed to be fully appreciated. Benefitting from a ground floor shower room, it is well suited to a wide range of buyers. The works have been completed to an exceptionally high standard and include external Rockwool insulation, improving the property's energy efficiency rating to a high C. Further improvements include a new central heating boiler, new radiators, full electrical re-wiring and triple glazed windows throughout.



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.

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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

ENTRANCE PORCH

LOUNGE
14'10" x 13'11" (4.54 x 4.26)

KITCHEN/DINER
10'0" x 14'6" (3.06 x 4.44)

SHOWER ROOM/CLOAKROOM
5'10" x 5'10" (1.8m x 1.8m)

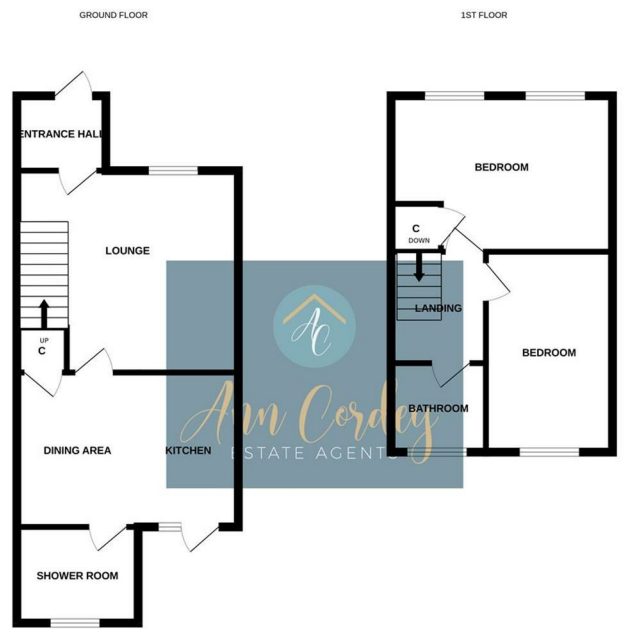
FIRST FLOOR

LANDING

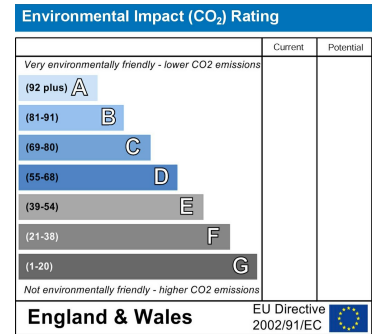
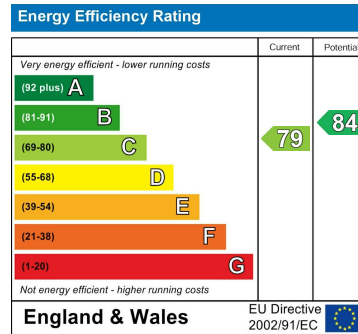
BEDROOM ONE
18'2" x 10'4" (5.54 x 3.17)

BEDROOM TWO
8'11" x 8'0" (2.72 x 2.46)

BATHROOM/WC



Whilst every attempt has been made to ensure the accuracy of the floorplan, combined floor, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, agents and suppliers shown have not been tested and no guarantee as to their quality or efficiency can be given. Map © Mapbox 2020



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.

