



**Bowman Street**

Darlington DL3 0HE

By Auction £80,000



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.



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# Bowman Street

## Darlington DL3 0HE



- Three Bedroom Semi-Detached
- Downstairs Bathroom
- By Auction
- Harrowgate Hill Area of Darlington
- Council Tax Band B
- Immediate 'exchange of contracts' available

- Close to Amenities and Schools
- Epc Rating tbc
- Being sold via 'Secure Sale'

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

This property will be legally prepared enabling any 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.

This well presented three bedroom semi detached property comes to the market with no onward chain and is located in the popular Harrowgate Hill area of Darlington within easy reach of many amenities including schools, retail park and bus routes in and out of Darlington.

In brief the property comprises: entrance porch, lounge, kitchen/diner, ground floor bathroom. Three bedrooms to the first floor and enclosed garden to the rear.

Viewing is recommended.

### Entrance Hall

Upvc door to front, staircase to first floor and radiator.

### Lounge

Upvc double glazed bay window to front, gas fire in surround and radiator.

### Kitchen/Diner

Upvc double glazed windows to rear and side, fitted with wall, base and drawer units, there is space for a cooker and washing machine, radiator and door to rear.

### Downstairs Bathroom

Two Upvc double glazed obscure windows to side, bath with shower over and screen, w.c, wash hand basin and radiator.

### Externally

To the rear is an enclosed concrete garden with an out house.

### First Floor Landing

Upvc double glazed window to side.

### Bedroom One

Upvc double glazed window to front and radiator.

### Bedroom Two

Upvc double glazed window to rear and radiator.

### Bedroom Three

Upvc double glazed window to rear and radiator.

### Externally

To the front is a small garden and to the rear there is an enclosed garden with a decking area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

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

5 Mbps

Superfast

76 Mbps

Ultrafast

10000 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.

### Auction Notes

Auctioneers Additional Comments

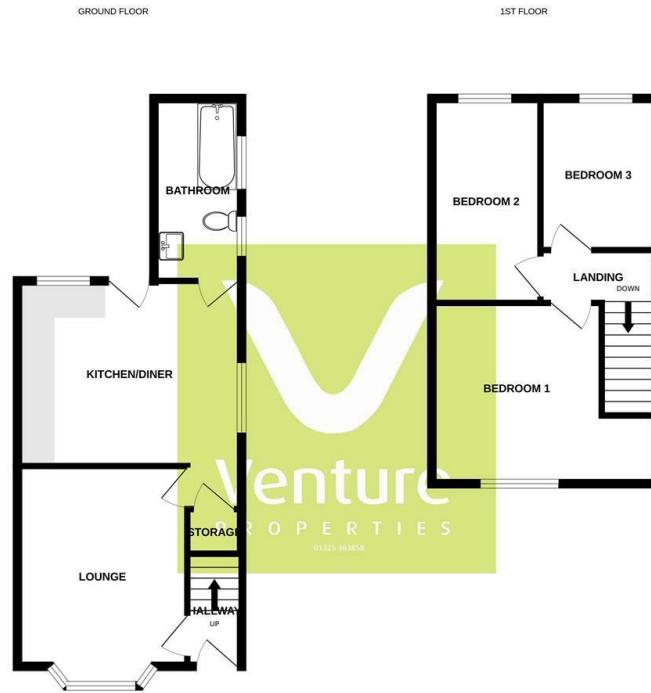
Pattinson Auction are working in partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional

(Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent 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 from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

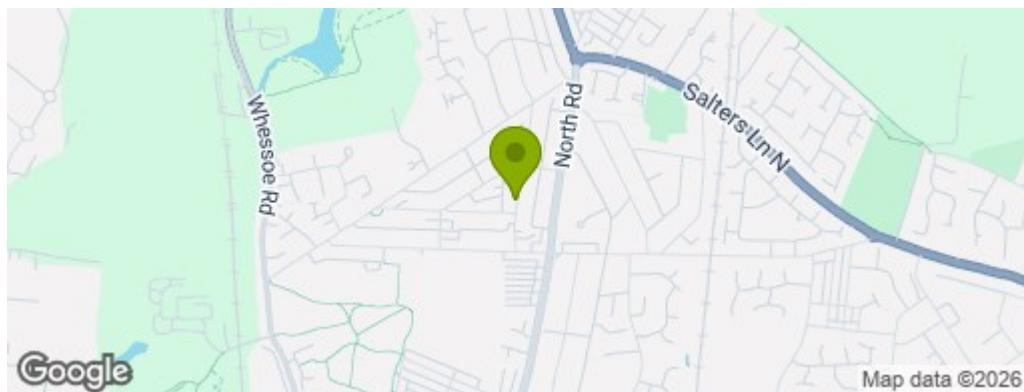
The advertised price is referred to as the 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and 'The Auctioneer' and will typically be within a range above or below 10% of the 'Guide Price/Starting Bid'. These prices are subject to change. An auction can be closed at any time with 'The Auctioneer' permitting for the property (the lot) to be sold prior to the end of the auction.

A legal pack associated with this property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The legal pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or land title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc vat (subject to a minimum which could be up to £7,200 in vat) is also required to be paid upon agreement of sale. The reservation fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any stamp duty land tax liability associated with overall purchase costs. Both the marketing agent and 'The Auctioneer' may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not to scale. Venture Properties Ltd accept no responsibility for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned in the plan have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Property Information

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