Ann Cordey
ESTATE AGENTS

**103 Kingsway, Darlington, DL1 3ER**
**Guide Price £121,500**

# 103 Kingsway, Darlington, DL1 3ER

A rare find within the current market and offered for sala via the modern auction method. A three bedroomed link residence occupying a very generous plot and benefiting from double garage.
The property is available with no onward chain and is warmed by gas central heating and fully double glazed.

A brief summary of the accommodation is as follows, reception hallway, lounge and dining room and kitchen. To the first floor there are three bedrooms and modern shower room WC.

Situated in the popular Harrowgate Hill area of Darlington and being within walking distance of local shops and schooling. There are regular bus services and excellent transport links.

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.

TENURE: Freehold
COUNCIL TAX A

**RECEPTION HALLWAY**
Upvc door opening into the entrance hallway with staircase to the first floor and access to the lounge.

**LOUNGE**
**18'0" x 15'8" (5.51 x 4.78)**
A large reception room with a window over pedestrian green to the front and a brick built fireplace with gas fire. And leads through to the dining room.

**DINING ROOM**
**10'5" x 9'2" (3.20 x 2.81)**
With a window to the rear

**KITCHEN**
**11'1" x 7'6" (3.40 x 2.30)**
With a range of cabinets, gas cooker, plumbing for an automatic washing machine. A door at the side opens into a passage that leads through to the rear garden and garage.

**FIRST FLOOR**

**LANDING**
Leads to all three bedrooms and the shower room/WC.

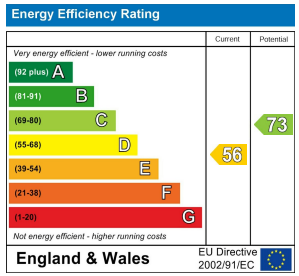
**BEDROOM ONE**
**12'7" x 8'9" (3.86 x 2.67)**
A generous double bedroom with built in wardrobes and a window to the rear aspect.

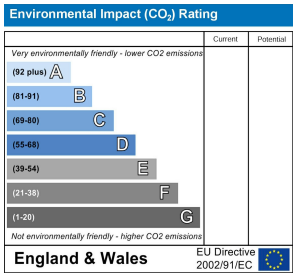
**BEDROOM TWO**
**11'11" x 8'2" (3.64 x 2.50)**
A second double bedroom but this time with a window to the front aspect.

**BEDROOM THREE**
**8'3" x 6'11" (2.53 x 2.13)**
A single bedroom with a window to the front aspect.

**SHOWER ROOM/WC**
With a modern suite with walk in shower cubicle with electric shower and handbasin within a vanity storage cabinet. There is also a WC.

**EXTERNALLY**
Occupying a large plot which is mainly laid to lawn and enclosed by fencing. There is also a double garage which measures 5.90m x 4.16m and has an up and over door.




YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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NAEA National Association of Estate Agents

The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
**Tel:** 01325 488433
**Email:** sales@anncordey.com
**www.anncordey.com**