



Draycote Crescent

Darlington DL3 8DX

By Auction £255,000





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- Two Bedroom Detached Bungalow
- EPC Rating tbc
- Two Reception Rooms

- Sought After West End Area of Darlington
- Sold By Auction
- Single Garage

- Council Tax Band D
- Good Sized Garden To Rear
- Cul-de-sac Location

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION

Nestled in the charming Draycote Crescent of Darlington, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a mature style, providing a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

Upon entering, you will find spacious accommodation that includes two well-proportioned reception rooms, ideal for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout.

The bungalow is set on a good-sized plot, featuring well-established gardens that enhance the property's appeal. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or those simply wishing to enjoy the tranquillity of their surroundings.

For added convenience, the property includes off-street parking that leads to a single garage, ensuring that your vehicle is secure and easily accessible.

Importantly, this bungalow is offered with no onward chain, making it an attractive option for those looking to move in without delay. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this property is a must-see. Don't miss the chance to make this charming bungalow your new home.

Entrance Hall

Door to front.

Lounge

11'8 x 15'5 (3.56m x 4.70m)

Bay window to front, coving to ceiling, feature fireplace with inset fire and radiator.

Dining Room

11'2 x 12'10 (3.40m x 3.91m)

Window to rear, wall mounted fire, storage into alcoves and radiator.

Kitchen

9'7 x 9'2 (2.92m x 2.79m)

Two windows to side and door to rear, wall, base and drawer units, stainless steel sink with mixer tap. Integrated hob and eye level double oven, space for a washing machine and wall mounted boiler. Part tiled walls.

Bedroom One

12'6 x 13'0 (3.81m x 3.96m)

Window to rear, coving to ceiling and radiator.

Bedroom Two

10'2" x 12'7" (3.12m x 3.85m)

Window to front, coving to ceiling and radiator.

Bathroom

Externally

To the front there is an enclosed courtyard and off street parking giving access to a garage via double doors. (9'1 x 15'9)

To the rear a generous wrap around garden which is mainly laid to lawn.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,494

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

Note

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Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A

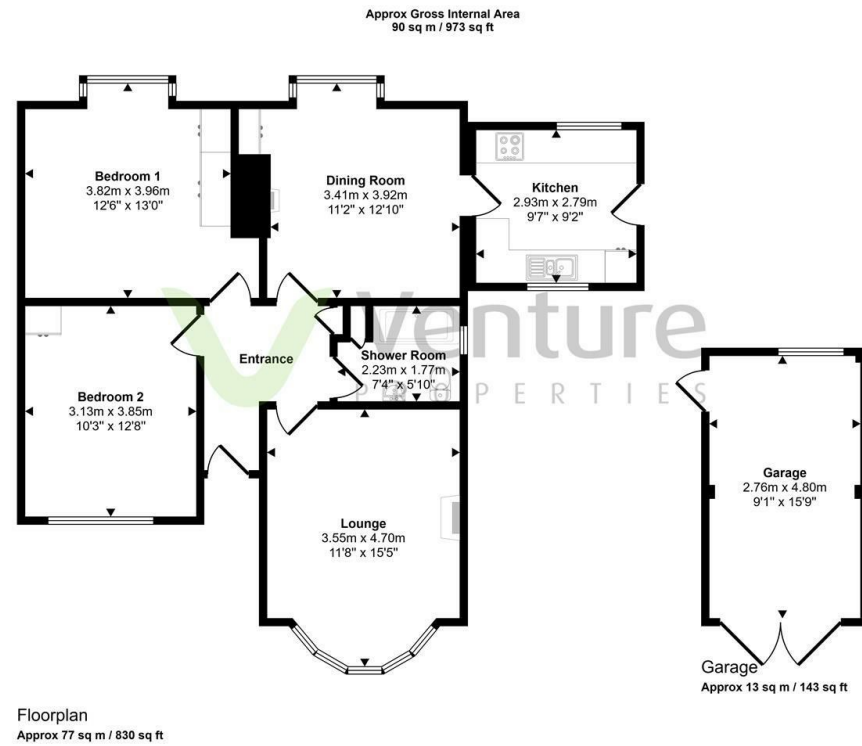
Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%

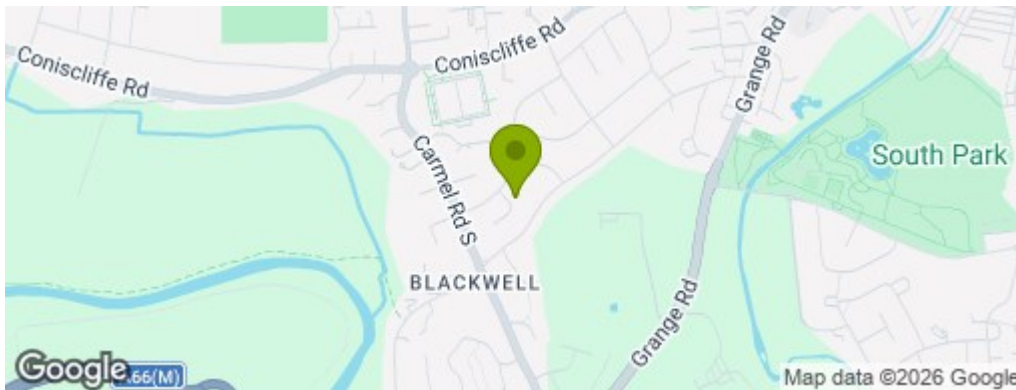
of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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