



249 HAUGHTON ROAD, DARLINGTON, DL1 2LD

By Auction £80,000

A three bedrooomed semi-detached residence in need of modernisation. Situated in the popular Haughton area of Darlington and ideally placed for acces to a host of local amenities and excellent transport links towards Darlington, Teesside and the A1M. Warmed by gas central heating and fully double glazed.

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.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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



RECEPTION HALLWAY

Staircase to the first floor.

LOUNGE

13'9" x 12'2" (4.20 x 3.72)

With a bay window to the front aspect and a laminate floor.

DINING ROOM

12'4" x 11'1" (3.77 x 3.38)

With French doors to the rear aspect.

KITCHEN

12'7" x 7'2" (3.84 x 2.20)

Wall, floor and drawer cabinets with stainless steel unit, free standing gas cooker and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING

Leading to all bedrooms and the bathroom/WC and a small fixed staircase to the attic space.

BEDROOM ONE

12'5" x 11'2" (3.80 x 3.41)

A double bedroom with fitted wardrobes and a window to the front.

BEDROOM TWO

11'8" x 11'6" (3.57 x 3.53)

a second double bedroom with a window to the rear.

BEDROOM THREE

8'0" x 7'10" (2.45 x 2.40)

A single bedroom with a window to the front aspect.

ATTIC

fixed staircase and boarded.

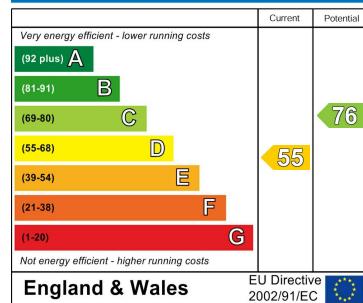
BATHROOM/WC

With panelled bath, pedestal handbasin and WC

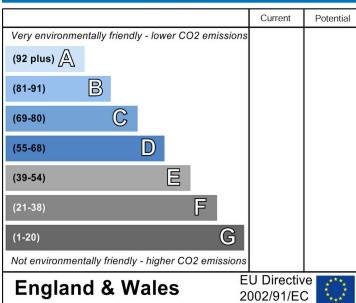
EXTERNALLY

The front garden is enclosed with a brick wall and a single pedestrian gate. There is access down the side of the property to the rear garden which is mainly laid to lawn.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

