

Draycote Crescent

Darlington DL3 8DX

By Auction £240,000

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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Draycote Crescent

Darlington DL3 8DX



- Two Bedroom Detached Bungalow
- EPC Rating D
- 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

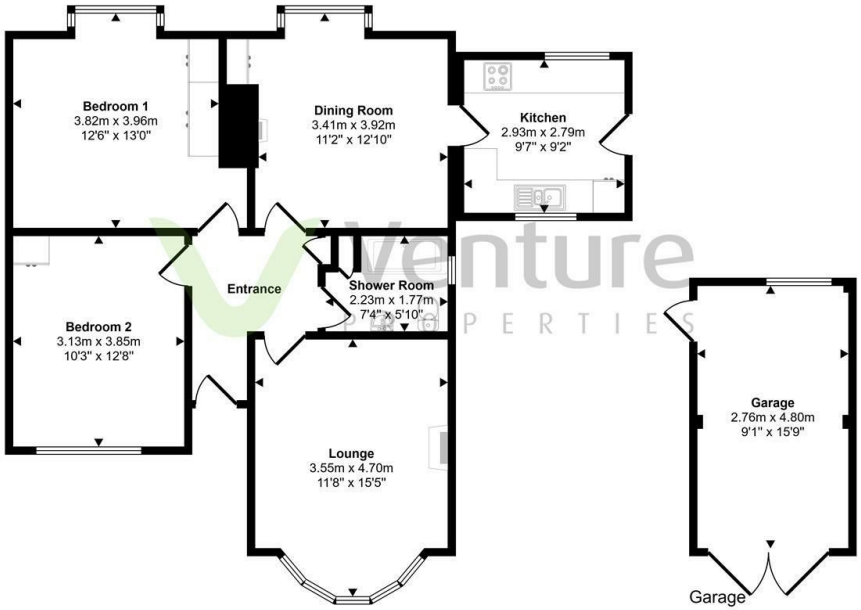
Basic
15 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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

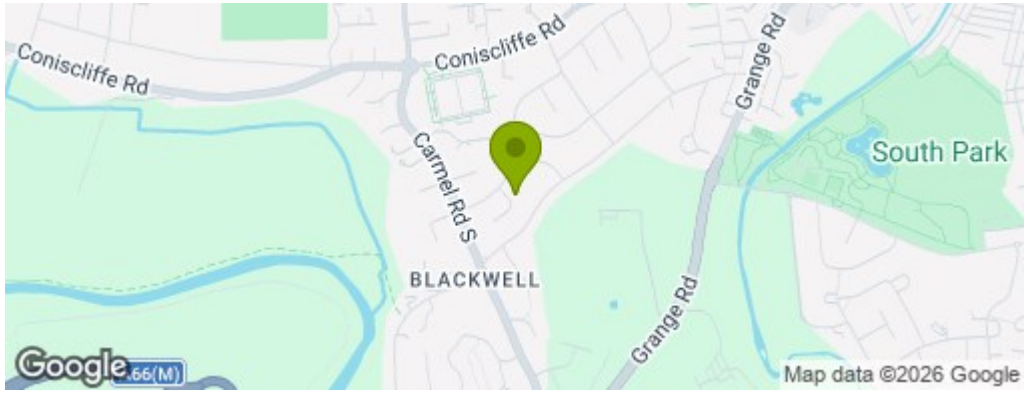
Auctioneers Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-
day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully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

Approx Gross Internal Area
90 sq m / 973 sq ft



Floorplan
Approx 77 sq m / 830 sq ft

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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