

Harrowgate Village

Darlington DL1 3AE

Guide Price £200,000

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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Darlington DL1 3AE



- Three/ Four Bedroom Detached Bungalow
- Well Maintained Gardens to Front and Rear
- Council Tax Band D
- Priced To Sell
- Ideally Situated in Harrowgate Village
- Extensive Views to Rear
- EPC Rating D
- Garage / Off Street Parking
- No Onward Chain / Sold By Auction
- Versatile Spacious Accommodation

For sale by Auction,

A delightful three/four bedroom detached bungalow, ideally situated in the sought after Harrowgate Hill area of Darlington with stunning views to the rear of the property that enhance the overall appeal of the residence.

The property offers versatile accommodation throughout, featuring a wealth of reception rooms that provide flexibility for a variety of living arrangements and family needs.

Parking is a breeze with a garage and space available for up to three vehicles, ideal for families or those with multiple cars. The bungalow's proximity to the A1 ensures easy access to nearby towns and cities, making it a practical choice for commuters. Transport links to the nearby towns of Darlington and Newton Aycliffe are just a stones throw away from the front door.

This property is being offered for sale by auction, presenting a unique opportunity for buyers looking to secure a home in a desirable area. With its blend of comfort, convenience, and captivating views, this three/four bedroom bungalow is not to be missed. Whether you are a first-time buyer or looking to downsize, this charming home in Harrowgate Village is sure to impress.

Front Entrance
Door to front

Lounge
11'4 x 9'8 (3.45m x 2.95m)
Located to the rear.

Dining Room
9'3" x 9'3" (2.82m x 2.82m)
Located off the kitchen leading into the lounge area.

Kitchen
4'10" x 10'10" (1.47m x 3.30m)
Situated to the side with a range of wall and floor units, window to side elevation and rear back door.

Garden Room/Sitting Room
12'7" x 9'11" (3.85m x 3.03m)
Located over the rear garden with pleasing views to the rear.

Conservatory
6'2" x 9'11" (1.90m x 3.04m)
With access from the rear garden with double glazed door and windows.

Bedroom One
10'8 x 11'11 (3.25m x 3.63m)
Situated to the side.

Lounge/Bedroom Two
10'10 x 13'11 (3.30m x 4.24m)
Situated to the front with bay window.

Bedroom Three
11'9 x 12'10 (3.58m x 3.91m)
Situated to the front with a bay window.

Bedroom Four
7'10 x 9'7 (2.39m x 2.92m)
Situated to the rear.

Bathroom
With a suite comprising bath, pedestal wash hand basin and low level WC.

Externally
To the front there is a generous driveway with off street parking available and access to the garage.
The rear has a well maintained and spacious, enclosed garden that offers fantastic views.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 1,227 ft 2 / 114 m 2
Plot size 0.11 acres
Mobile coverage

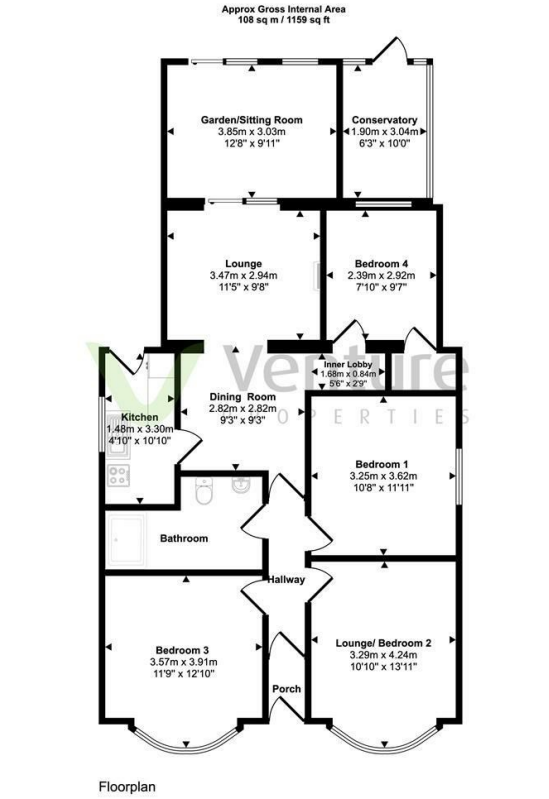
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O2
Broadband

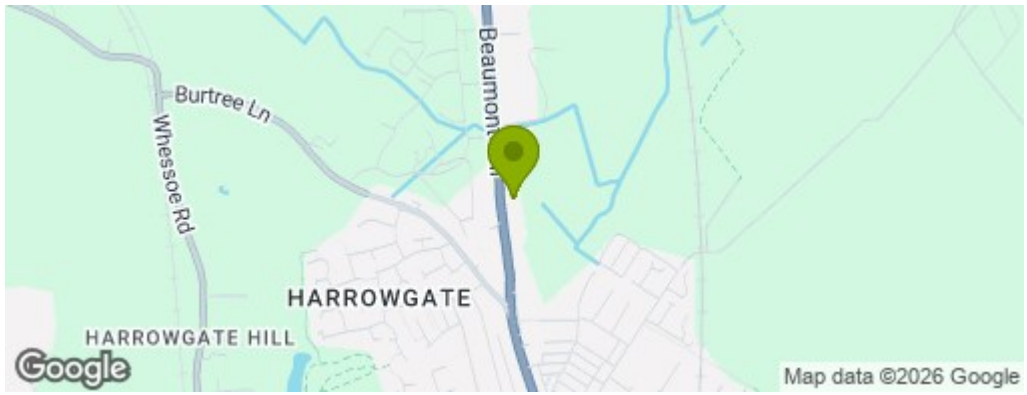
Basic
4 Mbps
Superfast
37 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

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.





Property Information

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