



Ann Cordey
ESTATE AGENTS

19 Galloway, Darlington, DL1 3QU
By Auction £135,000



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Situated at the head of the cul-de-sac in the popular Whinfield area of Darlington we bring to the market a TWO BEDROOMED semi-detached bungalow via the modern auction method of sale. The property is in ready to move into order and boasts a superb Orangery with lantern ceiling to the rear which overlooks the gardens and open green space beyond.

The location is ideal for a local supermarket, doctors surgery and regular bus services. There are also excellent transport links towards Teesside and to the A1M.

Warmed by gas central heating and being fully double glazed.

TENURE: Freehold
COUNCIL TAX: B

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 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. Payment varies but will be no more than £450.00. These services are optional.

ENTRANCE PORCH

UPVC door opening into the entrance porch with further doors opening into the kitchen and lounge.

KITCHEN

8'2" x 7'8" (2.50 x 2.34)

Fitted with a range of light oak effect cabinets with complementing worksurfaces. The integrated appliances include an electric oven and electric hob and with plumbing for an automatic washing machine and there is a window to the side aspect.

LOUNGE

18'9" x 9'8" (5.73 x 2.95)

A sizeable lounge overlooking the front aspect with a feature fireplace as a focal point with an electric fire to cast a cosy glow.

REAR HALLWAY

Leading to both bedrooms and the bathroom/wc.

BEDROOM ONE

10'2" x 9'6" (3.10 x 2.92)

A good sized double bedroom with a window to the rear apsect.

BEDROOM TWO

10'2" x 8'4" (3.10 x 2.56)

A generous double bedroom with a with sliding patio doors to the garden room.



ORANGERY
15'10" x 8'5" (4.84 x 2.57)

A superb addition to the accommodation and enjoying views of the garden through French doors and having a featured lantern ceiling.

BATHROOM/WC

Comprising of a white suite to include panelled bath with electric over the bath shower, pedestal handbasin with quality fittings and WC, The room is finished with tiled surrounds and an attractive Amtico floor.

EXTERNALLY

The property occupies a generous plot with a large driveway for off street parking leading to a single garage. A single gate provides access to the rear garden which is enclosed and very private as it backs on to open space at the golf club. The garage is brick built detached with an up and over door and a timber storage shed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.



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