



28 Highbury Road, Darlington, DL3 9NF

Guide Price £157,500

****PROCEEDABLE VIEWERS ONLY**** Situated in an extremely sought after road in the ever popular West End of Darlington, we are delighted to offer for sale this mature Three Bedroomed Semi-Detached Residence.

The accommodation briefly comprises: Reception Hallway, Lounge, Dining Room and Kitchen. To the first floor there are Three Bedrooms, a separate w/c and Bathroom.

Externally, the gardens to the front are enclosed by a brick wall with block paved area. The gardens to the rear are enclosed by fencing.

This property would benefit from updating but offers huge potential to improve.

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.com).

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

