



*Ann Cordley*  
ESTATE AGENTS

**4 Farndale Crescent, Darlington, DL3 9AP**  
**By Auction £210,000**



## 4 Farndale Crescent, Darlington, DL3 9AP

Having undergone a refurbishment programme we have pleasure in offering for sale via the modern auction method of sale. An extended THREE BEDROOMED semi-detached property situated in the highly desirable West End area of Darlington. The property has undergone a full re-wire and upgrade on the central heating system with new pipes, radiators and boiler and recently fitted windows to the property (excluding conservatory) The internal configuration has been altered to allow for a separate lounge area and the popular open plan kitchen, dining and living area to the rear with the addition bonus of a conservatory/sun room overlooking the rear garden. And there has been a handy ground floor cloaks/wc added.

To the first floor there are three generous bedrooms which are serviced by the upgraded bathroom/wc which has a bath and separate double shower cubicle. The attic area has been completely boarded and offers a generous storage space.

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 £349.00 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

Externally the front and rear gardens have been landscaped. The front garden has been opened up and completely block paved to allow for off street parking for up to three vehicles. There is access at the side of the property to the GARAGE ( which measures 5.59m x 2.58m) and has an up and over door, light, power and electric supply. A separate brick built storage shed is to the rear of the garage and is useful space. The rear garden has been designed for ease of maintenance with a paved patio seating area and steps up to a lawn which is enclosed by wooden railway sleepers and borders. The rear garden is of a good size and attracts a great deal of the summer sunshine. There is a convenient water tap at the rear and side of the property.

The property will make a wonderful family home situated close to the well regarded schools of the area. And within easy access to the town centre and Cockerton Village. There are with regular bus services and transport links to the A1M and A66. Viewing is highly recommended.

TENURE: Freehold  
COUNCIL TAX: C

### ENTRANCE VESTIBULE

A glazed UPVC entrance door opens into the porch which has a tiled floor and an internal door opening to the hallway.

### RECEPTION HALLWAY

A welcoming reception hallway with staircase to the first floor and access to the lounge and kitchen/dining area.

### LOUNGE

12'9" x 12'7" (3.89 x 3.85)

A sizeable reception room with a walk in bay window to the front aspect.

### KITCHEN

17'0" x 8'1" (5.20 x 2.47)

Superbly upgraded and comprising of a stylish range of white, wall, floor and drawer cabinets with gold finishes and which are complimented by stunning marble effect worksurfaces with textured sink and breakfast bar. The integrated appliances include a fridge/freezer, electric oven and electric hob with stainless steel extractor fan. There is also plumbing for an automatic washing machine. The room is open plan to the dining room and has a window to the rear and door to the side. There is also access to a handy cloaks/wc.



## CLOAKS/WC

A great use of the original understairs storage space fitted with a space saving low level WC incorporating the hand basin.

## DINING AREA

18'0" x 11'11" (5.49 x 3.64)

A well proportioned social space easily allowing for a large family dining table and soft seats. There are double internal doors which open into the conservatory.

## CONSERVATORY

13'11" x 8'5" (4.25 x 2.57)

A great addition to the home, adding to the ground floor accommodation and a lovely place in which to enjoy the garden whatever the weather.

## FIRST FLOOR

### LANDING

With a window to the side aspect leading to all three bedrooms and to the bathroom/wc. There is access to the attic area which is fully boarded and has a light.

### BEDROOM ONE

The principal bedroom of the home is a good sized double room and has a window to the front aspect and two alcoves to the chimney breast.

### BEDROOM TWO

11'7" x 11'5" (3.54 x 3.48)

A further double bedroom, this time overlooking the rear aspect.

### BEDROOM THREE

9'6" x 7'0" (2.90 x 2.14)

A good sized single bedroom also overlooking the rear aspect.

### BATHROOM/WC

Upgraded and fitted with a modern suite including a panelled bath and separate shower cubicle with mains fed shower. The gold tones of the taps, shower and fittings and warm tones to the grey marble effect of the practical wall panels. The room is of a good size and has window to the front aspect and an attractive LVT floor.

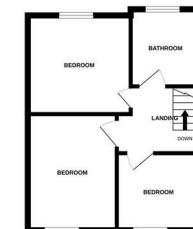
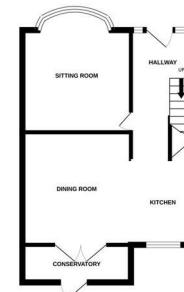
## EXTERNALLY

Externally the front and rear gardens have been landscaped. The front garden has been opened up and completely block paved to allow for off street parking for up to three vehicles. There is access at the side of the property to the GARAGE ( which measures 5.59m x 2.58m) and has an up and over door, light, power and electric supply. A separate brick built storage shed is to the rear of the garage and is useful space. The rear garden has been designed for ease of maintenance with a paved patio seating area and steps up to a lawn which is enclosed by wooden railway sleepers and borders. The rear garden is of a good size and attracts a great deal of the summer sunshine. There is a convenient water tap at the rear and side of the property.



GROUND FLOOR

1ST FLOOR



What every effort has been made to ensure the accuracy of the floorplan contained here, measurements and areas are approximate and should be used as a guide only. The plan is for illustrative purposes only and should not be used as such for any legal purposes. The plan is copyright of the vendor and is subject to change.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



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