



61 CARNABY ROAD, DARLINGTON, DL1 4NR

Guide Price £75,000

Two bedroomed semi-detached residence situated in the Eastbourne area of Darlington. Separate Dining room, kitchen and two double bedrooms serviced by a bathroom/WC.

Externally there is a front and rear Garden, the front having a driveway for off street parking. To the rear there is a brick built detached Garage, decked area and sizable lawn.

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% 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



LOUNGE
12'1 x 11'02 (3.68m x 3.40m)

DINING ROOM
12'7 x 11'02 (3.84m x 3.40m)

KITCHEN
7'09 x 6'02 (2.36m x 1.88m)

BEDROOM ONE
13'07 x 13'10 (4.14m x 4.22m)

BEDROOM TWO
11'02 x 10'10 (3.40m x 3.30m)

BOX ROOM/ DRESSING ROOM
6'6 x 4'4 (1.98m x 1.32m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		46	
(21-38) F			
(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	



CARNABY ROAD, DARLINGTON, DL1 4NR.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given. Please visit us online at www.anncordey.co.uk

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.

