13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



4 ST. GILES CLOSE, DARLINGTON, DL3 8AY

By Auction £270,000

Attention investors. We are offering for sale via The Modern Auction method of sale a detached bungalow which is in need of completion of works. Purchased from us originally as a three bedroomed single storey property plans have been passed and works commenced to create a five bedroomed dormer residence. Kitchen and bathroom fixtures and fittings are included in the sale but are not in situ.

The location in Darlington's West End has huge appeal along side this investment potential and the opportunity to finish the property at a design level of choice. The first floor dormer has been completed and the property is fully double glazed. Internal works have not commenced and there is not working sanitary ware or kitchen and as such a traditional residential mortgage could not be





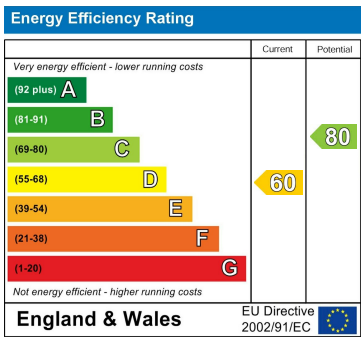
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

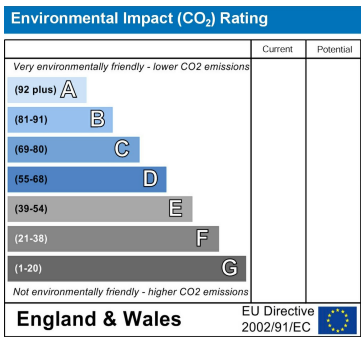
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

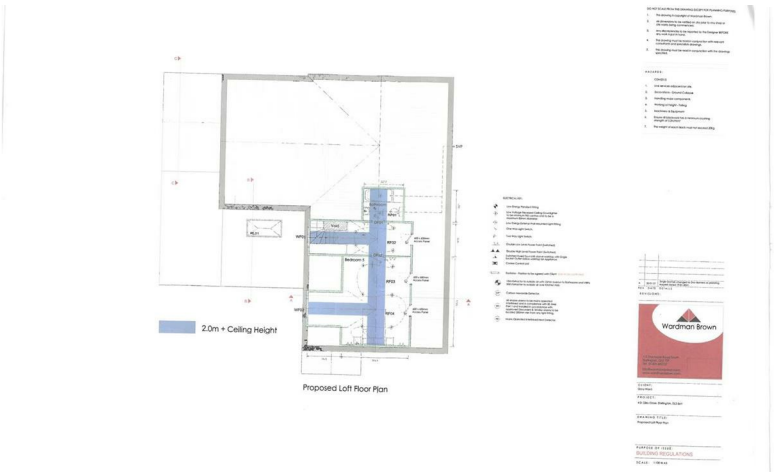
TENURE: Freehold
COUNCIL TAX: tba





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.





NAEA National Association of Estate Agents
The Property Ombudsman