



Ann Cordey
ESTATE AGENTS

16 Wilton Drive, Darlington, DL3 9PT
Guide Price £155,000



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Occupying a very generous plot which offers the exciting potential to extend and develop further this two bedroomed semi-detached bungalow is offered for sale with no onward chain. Situated in the desirable West End of Darlington the property is sure to have great appeal in today's market.

The internal accommodation is generous with a spacious lounge/dining room which opens into the conservatory to enhance the living space further. The kitchen can also accommodate a breakfasting table also. The master bedroom is a generous double bedroom with fitted wardrobes the second bedroom is also of a good size with sliding mirrored wardrobes doors so plenty of storage is on offer. Both are serviced by a shower room WC with mains fed shower.

Externally the gardens are to the front, side and rear and have been designed for ease of maintenance with gravelled display and paved patio seating area. The driveway provides off street parking for two vehicles and this is in addition to the single detached garage which has an up and over door and window to the side.

The location is ideal placed for regular bus services and excellent transport links. There is a local parade of shops close by with a Co-Op and post office. The property is warmed by gas central heating and is fully double glazed.

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.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

A UPVC door to the side opens into the hallway which leads to all of the accommodation.

LOUNGE
17'11" x 11'7" (5.48 x 3.55)

A spacious reception room with sliding patio doors opening into the conservatory. There is a brick feature fireplace as a focal point.



KITCHEN

11'9" x 9'1" (3.59 x 2.77)

The kitchen has been fitted with a range of wood effect wall, floor and drawer cabinets with matching work surfaces and stainless steel sink unit. There is a free standing electric cooker and plumbing for an automatic washing machine. The Worcester central heating boiler is situated here too. The room has a window to the rear and a door leading out to the side.

CONSERVATORY

13'8" x 7'4" (4.18 x 2.26)

A great addition to the home the conservatory enhances the accommodation further and is UPVC framed with easy to maintain wall panelling.

BEDROOM ONE

12'0" x 11'4" (3.66 x 3.47)

A good sized double bedroom which overlooks the front aspect and has a range of built in wardrobes.

BEDROOM TWO

9'6" x 9'0" (2.91 x 2.75)

A second good sized room also overlooking the front aspect with sliding mirrored door wardrobes.

SHOWER ROOM WC

With shower cubicle with mains fed shower, pedestal hand basin and WC. The room has been finished with partial ceramic tiling and upvc wall panelled and has a window to the side aspect.

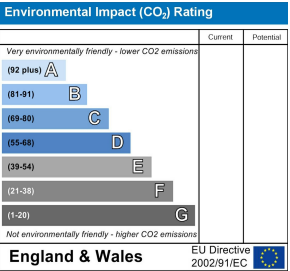
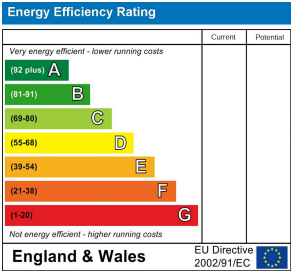
EXTERNALLY

The generous plot provides the exciting potential to develop the property further as there are gardens to the front, side and rear and they are designed for ease of maintenance. A driveway provides off street parking for two vehicles and there is a single brick built garage with up and over door.



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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