



**NOTICE OF OFFER**

Hamilton, The Green, Stapleton, Darlington, County Durham, DL2 2QQ

By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £167,500

Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner.

Robinsons Estate Agents, 7 Duke Street, Darlington, DL3 7RX Telephone 01325 484440

**\*\* ATTENTION ALL INVESTORS and DEVELOPERS \*\* \*\* PICTURESQUE VILLAGE LOCATION \*\***

**\*\* CASH BUYERS ONLY \*\* \*\* HUGE POTENTIAL \*\***

Ideal investment opportunity has arisen to acquire this semi detached property located in the sought after village of Stapleton which lies within a short drive of Darlington. One can walk for miles and enjoy scenic beauty or simply relax in the rear garden which once again has excellent potential.

There is a driveway to the front allowing off street parking whilst internally there are currently no kitchen or bathroom facilities. The home is currently not habitable and currently un-mortgageable. Due to health and safety there is no access to the first floor.

**GROUND FLOOR**

Entrance hall, lounge to the front, potential open plan kitchen/diner to the rear.

**FIRST FLOOR**

Bedroom to the front, potential bedroom to the rear and an inner room.

**EXTERNALLY**

Driveway to the front and garden to the rear.

**The Green, Stapleton, DL2 2QQ**  
**2 Bed - House - Semi-Detached**  
**£110,000**

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**LOUNGE**

9'9x10'8 (2.97mx3.25m)

**POTENTIAL DINING ROOM**

18'1x8'9 (5.51mx2.67m)

**POTENTIAL KITCHEN**

16'7x14'5 (5.05mx4.39m)

**FIRST FLOOR LANDING**

**POTENTIAL MASTER BEDROOM**

16'7x14'5 (5.05mx4.39m)

**SECOND BEDROOM**

10'8x9'9 (3.25mx2.97m)

**INNER ROOM**

10'1x8'9 (3.07mx2.67m)

**FRONT EXTERNAL**



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Conveyancing

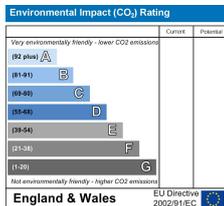
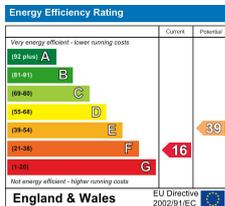
Surveys and EPCs

Property Auctions

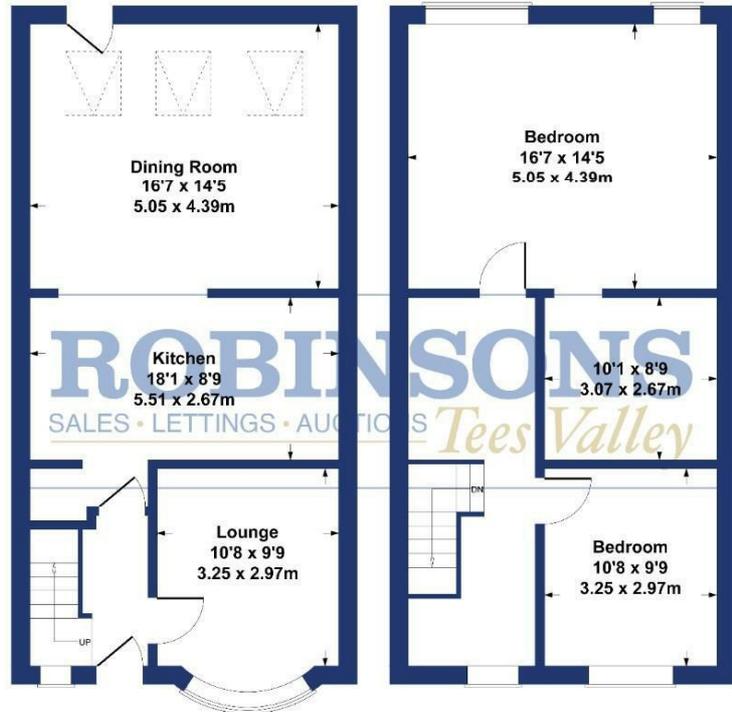
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



**Hamilton**  
Approximate Gross Internal Area  
1162 sq ft - 108 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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