

CARVERS

SALES & LETTINGS

Cheviot Court

Darlington, DL1 2FE

Guide price £125,000

Bungalow - Semi Detached

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We welcome to the market this beautifully presented 2 bedroomed semi -detached bungalow in the popular Whinfield area of Darlington, close to local amenities, bus routes and within walking distance to local schools. Offered for sale with NO ONWARD CHAIN, finished to a high standard with well-maintained front & rear gardens, double driveway and garden room to the side with front and rear access.
Upon entering the property through the entrance hallway, you are invited into the open plan lounge, dining area with fireplace an open archway leads you into the modern galley style kitchen with integrated appliances, double oven and induction hob, the rear door opens out onto a covered patio area perfect for entertaining, the garden room is accessible from the garden with electric points and has access to the front of the property. There are two double bedrooms master having built in wardrobes, and refitted shower room/WC.









- NO ONWARD CHAIN
- Well placed for shops, bus routes
- Mature established garden
- Cul-de-sac location
- Ready to move into
- Offered for sale by Modern Method of Auction



GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)

Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

AUCTIONEERS COMMENTS
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.

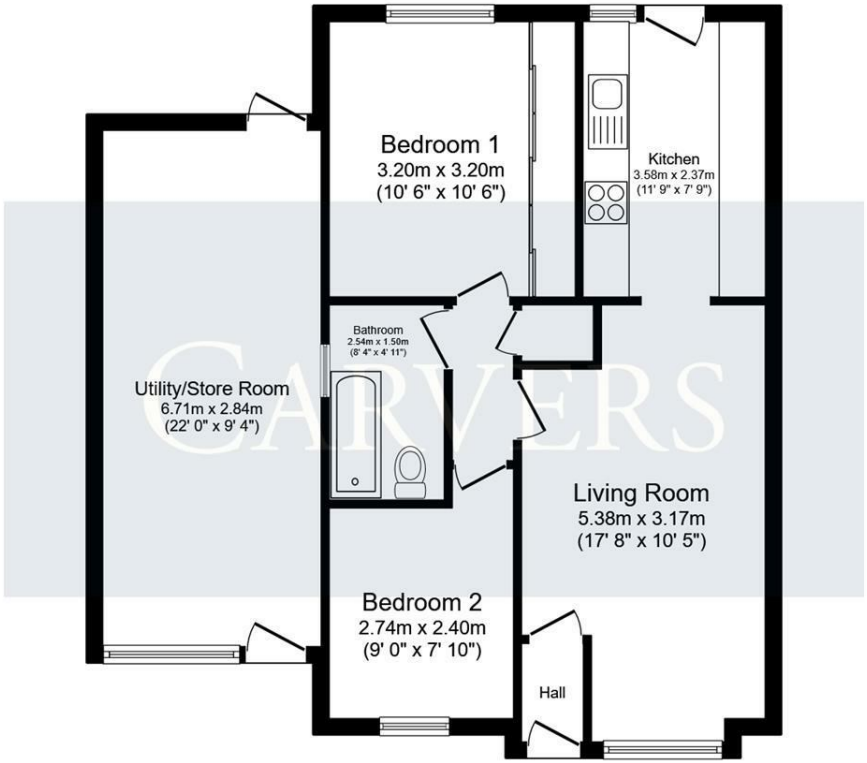
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase

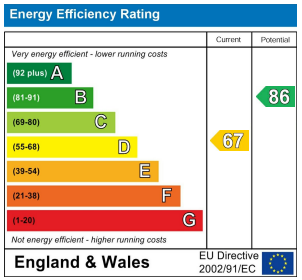








Ground Floor



Property size taken from EPC sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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