



**CARVERS**  
SALES & LETTINGS

Blackwell Lane  
Darlington, DL3 8QG  
Auction Guide £185,000

Bungalow - Dormer Semi

Detached  
3  
1  
1



For sale by Modern Method of Auction; Starting Bid Price £200,000 plus Reservation Fee:

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

Located on the charming Blackwell Lane in the highly regarded area of the west end, this mature, dormer semi-detached bungalow presents a wonderful opportunity for those looking to create their dream home. While the property is in need of updating, its spacious interior and prime corner plot offer immense potential for transformation.

Upon entering, you are greeted by a useful entrance porch door opening into welcoming hall that leads to two generous reception rooms. The dining room/bedroom 3, with its ample space, making this home adaptable to your needs., also having a conservatory. The kitchen, fitted with a range of units complete with a useful pantry, and cloaks/wc.

The first floor features two well-proportioned double bedrooms, both equipped with storage solutions, ensuring that space is maximised. The shower room, which includes a WC, adds to the convenience of this charming bungalow.

Externally, the property benefits from a drive and a garage, providing ample parking and storage options. The mature garden surrounding the home offers a tranquil outdoor space, perfect for relaxation or entertaining.



- Popular West End location
- Spacious interior with conservatory
- Well placed for ease of access to the vibrant town centre & well regarded schools
- Third bedroom/dining room
- Walking distance to well regarded schools.
- Competitively priced to reflect improvement works which are required
- Suited to a wide variety of buyers
- Two first floor bedrooms together with shower room/wc
- Driveway and garage, corner plot
- This property is for sale by the Modern Method of Auction

#### **AUCTIONEER'S 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 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.

#### **GENERAL INFORMATION**

Tenure: Freehold

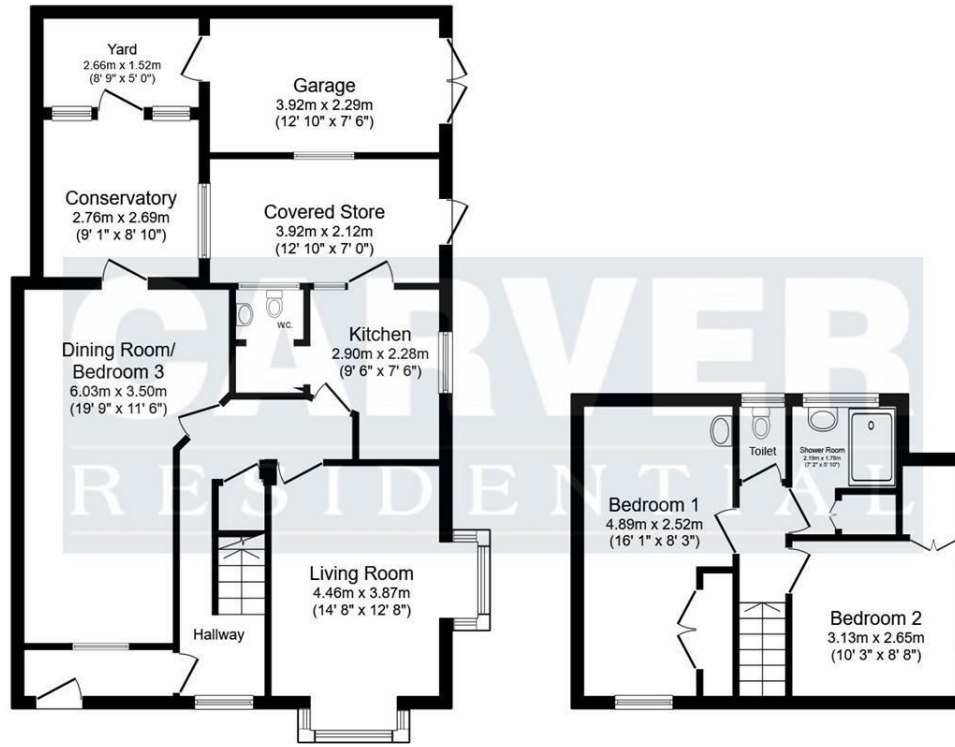
Services: Gas central heating, please note the boiler has been drained and would need to be recommissioned by the buyer, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Buyers please be aware that there is visible evidence of structural movement at this property.





**Ground Floor**  
Floor area 81.8 sq.m. (881 sq.ft.)

**First Floor**  
Floor area 30.6 sq.m. (329 sq.ft.)

Total floor area: 112.4 sq.m. (1,210 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>37</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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