



**Bellburn Lane**  
Darlington DL3 0JR  
By Auction £105,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Bellburn Lane

Darlington DL3 0JR



- Two Bedroom Bungalow
- Front and Rear Gardens

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This well presented two bedroom semi detached bungalow comes to the market and is located in the popular Cockerton/Brinkburn area of town. The property has been updated and improved and is in ready to move into condition. The property benefits from gas central heating, upvc double glazing, is neutrally decorated and carpeted throughout and also has a fitted kitchen and bathroom. There are gardens to the front and rear and garage.

Viewing is recommended.

## Entrance Vestibule

Upvc door to front, cupboard housing hot water tank and boiler, radiator.

## Lounge

15'11 x 10'6 (4.85m x 3.20m)

Upvc double glazed window to front, wall mounted electric fire, radiator and stable door leading to kitchen.

## Kitchen

7'8 x 5'3 (2.34m x 1.60m)

Upvc double glazed window to side, fitted with wall, base and drawer units and contrasting work surfaces. Stainless steel sink with mixer tap. Four ring ceramic hob and oven. New York style part tiled walls

## Inner Hallway

### Bedroom One

13'5 x 8'9 (4.04m x 2.67m)

Upvc double glazed window and door to rear and radiator.

### Bedroom Two

7'3 x 7'0 (2.21m x 2.13m)

Upvc double glazed window and door to rear and radiator.

## Shower Room

Upvc double glazed obscure window to side, fitted with shower cubicle, low level w.c, wash hand basin in vanity unit, heated towel rail, fully tiled walls and floor.

## Externally

To the front there is an open planned lawned area with borders. Off street parking for two vehicles

- Popular Cockerton Location
- Council Tax Band B

- Garage
- Epc Rating D

and access to garage which has up and over door, power and light.  
To the rear is a low maintenance garden which is mainly laid to lawn, with patio area and shed. Outside water tap.

## Council Tax

Band B

## Tenure

Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

Nb

Flood Risk

No Risk

Floor Area

462 ft 2 / 43 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic  
10 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

## Auctioneers Additional Comments

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

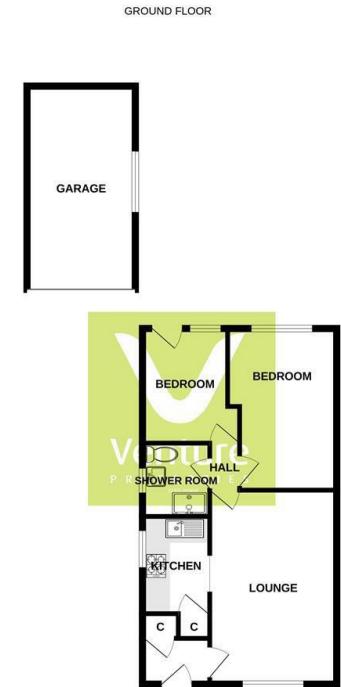
This auction lot is being sold either under conditional (Modem) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

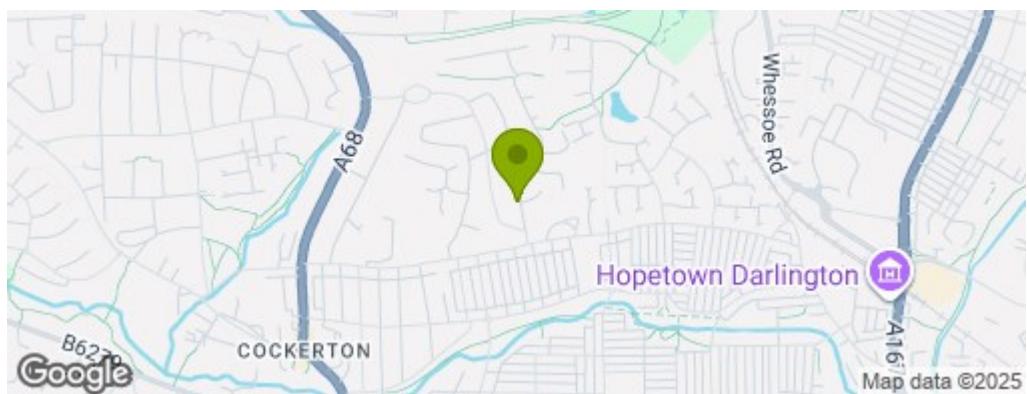
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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## Property Information

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