



### 3 bed semi-detached house to buy in TS20

Darlington Lane, Stockton-on-Tees, Durham, TS20 1BS

**£59,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ AUCTION SALE
- ✓ TERM AND CONDITIONS APPLY
- ✓ NO ONWARD CHAIN
- ✓ MODERNISATION REQUIRED
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

FOR SALE VIA ONLINE AUCTION – FEES APPLY

A fantastic opportunity for investors, developers, and buyers looking for a property they can place their own stamp on. This three-bedroom semi-detached home occupies a generous plot and, with a programme of modernisation, has the potential to become a superb family home.

Well positioned within a popular residential area, the property is conveniently located close to local amenities, reputable schools, and excellent transport links, with Norton High Street only a short distance away. A particular feature of the home is the generous rear plot which benefits from a detached double garage, offering excellent storage or workshop potential.

The property is approached by a front garden, with the entrance door opening into the hallway. The ground floor accommodation comprises an open-plan lounge and dining room creating an excellent family living space, while the kitchen enjoys a bay window to the side elevation. To the first floor are three well-proportioned bedrooms and a family bathroom.

Properties of this nature are always in demand, especially those offering scope for improvement and investment potential. Early viewing is highly recommended to appreciate the opportunity on offer.

For sale via Pattinson Auction. Terms and conditions apply. Please contact the Pattinson Norton Team for further information and to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £59,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Living Room

3.81m x 3.64m (12'6" x 11'11")



## Dining Room

3.64m x 2.96m (11'11" x 9'8")



## Kitchen

3.36m x 2.40m (11'0" x 7'10")



## Bedroom 1

3.52m x 2.94m (11'6" x 9'7")



## Bedroom 2

3.82m x 3.29m (12'6" x 10'9")



## Bedroom 3

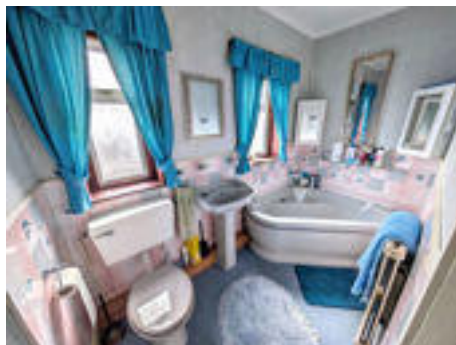
2.75m x 2.64m (9'0" x 8'7")



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## Bathroom

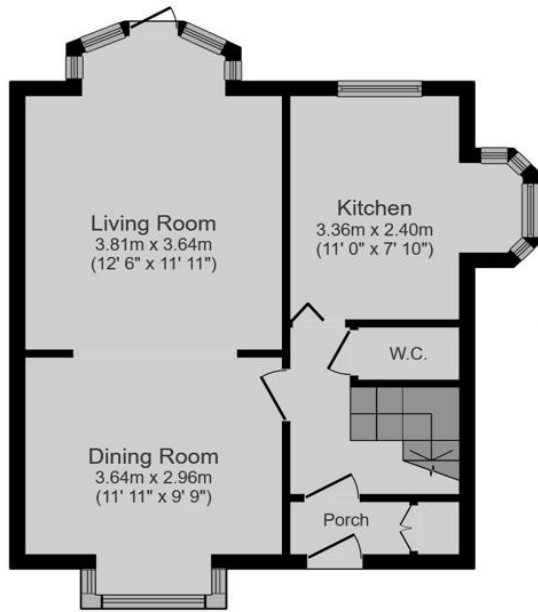
2.72m x 1.39m (8'11" x 4'6")



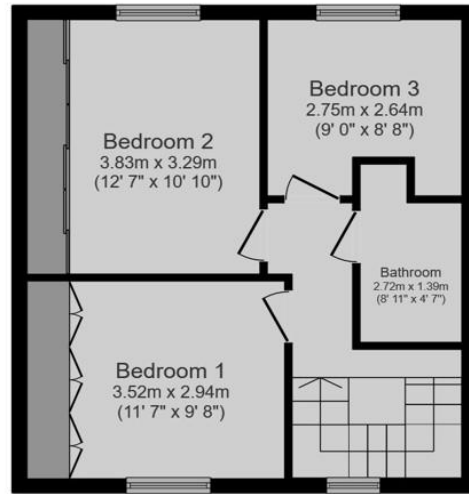
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## Rear Garden





Ground Floor



First Floor

Total floor area: 88.2 sq.m. (949 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 |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            | 74        |
| (55-68) <b>D</b>                                   |  | 61                         |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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