

**Auction**

2 bed maisonette to buy in DL3

2 Woodland Road, Darlington, Durham,
DL3 7PN

£70,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Spacious Accommodation Over Two Floors
- ✓ Close to Darlington Town Centre & Amenities
- ✓ Lift access (ideal for all ages / accessibility)
- ✓ Full Length Windows with Far Reaching Views
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

Description

Woodland Road, Darlington, DL3 – Rare Opportunity – 2 Bedroom Duplex Penthouse Apartment – To Be Sold Via Online Auction

Pattinson Estate Agents are delighted to offer for sale via online auction this exceptional fourth-floor Duplex Penthouse offering spacious and well-appointed accommodation, ideally positioned on the ever-popular Woodland Road in Darlington.

Occupying an elevated position, the property enjoys fantastic panoramic views across Darlington and benefits from a bright and spacious layout arranged over two floors. The apartment is conveniently located within walking distance of Darlington town centre, with excellent access to local shops, amenities and transport links.

The accommodation briefly comprises: entrance hallway providing access to two well-proportioned double bedrooms and a modern family bathroom. A staircase leads to the upper floor where you will find a stunning open plan kitchen and living area, flooded with natural light thanks to full-length windows to the rear and side elevations, creating a bright and airy living space with far-reaching views across the town.

This unique penthouse apartment would make an excellent investment opportunity or ideal first time purchase, offering spacious accommodation in a highly convenient location.

Early viewing is highly recommended to fully appreciate the space, views and potential this property has to offer.

To be sold via online auction. Terms and conditions apply.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 106 years

Ground Rent Review Period: 0

Annual Service Charge Amount: £90.00

Service Charge Review Period: Per Month

Price: Starting Bid £70,000

Property Type: Maisonette

Parking: Allocated

Heating: Electric

Entrance



Hallway

Bedroom One

4.09m x 4.60m (13'5" x 15'1")



Bedroom Two

4.01m x 2.44m (13'1" x 8'0")



Bathroom W/C



Stairs to Living Space

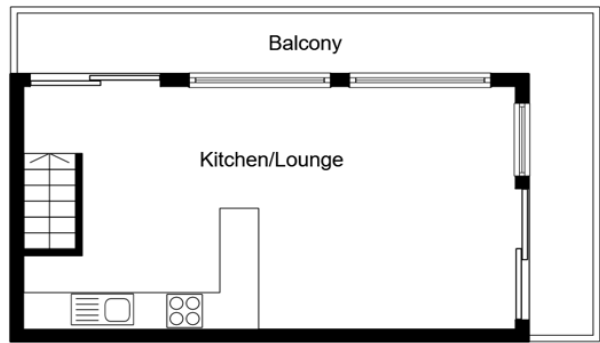
Kitchen/Living Space

9.22m x 5.31m (30'2" x 17'5")






Ground Floor



First Floor

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) A		
(81-91) B		
(69-80) C		79
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, www.chancellors.co.uk

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