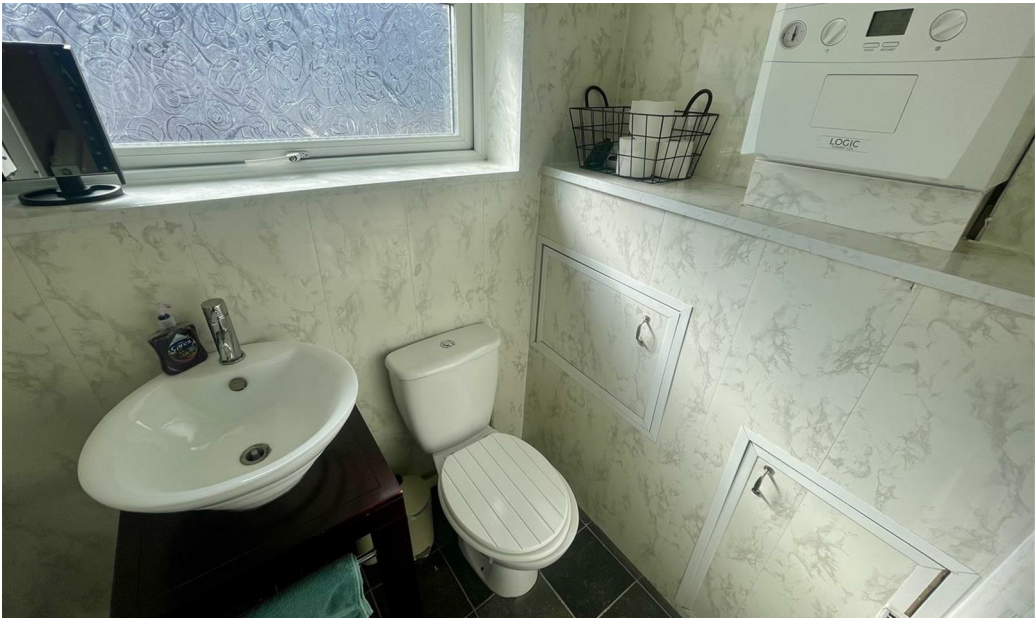




North Road
Darlington DL1 3BH
By Auction £120,000





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.

North Road

Darlington DL1 3BH



- Three Bedroom Detached Property
- Close to Transport and Travel Links
- EPC Rating C
- North Road Location in Darlington
- Gardens to Front & Rear
- Builder Two Year Warranty
- Easy Access to Shops, Schools and Amenities
- Council Tax Band C

This property is for sale by modern auction
LARGE THREE BEDROOM DETACHED HOUSE PRICED TO SELL.
On North Road in the vibrant town of Darlington, this delightful three-bedroom detached house presents an excellent opportunity for families and individuals alike. With a competitive price that is sure to attract interest, this property is designed for comfortable living and convenience.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is both practical and inviting, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide ample room for relaxation and rest, catering to the needs of a growing family or those seeking extra space. The property boasts a well-maintained bathroom, ensuring that daily routines are both efficient and enjoyable.

Outside, you will discover lovely gardens to both the front and rear, offering a tranquil setting for outdoor activities, gardening, or simply unwinding in the fresh air. The presence of a garage adds to the convenience, providing secure parking and additional storage options.

Situated close to local amenities, this home is ideally located for easy access to shops, schools, and recreational facilities, making it a perfect choice for those who value both comfort and accessibility. This property is truly priced to sell, making it an attractive option for anyone looking to settle in the vibrant community of Darlington. Do not miss the chance to make this charming house your new home.

Entrance Hall
Door to side, staircase to first floor and radiator.

Lounge
14'5 x 13'9 (4.39m x 4.19m)
Upvc double glazed window to front, fireplace and radiator.

Dining Room
13'2 x 12'2 (4.01m x 3.71m)
Upvc double glazed French doors to rear and radiator.

Kitchen
13'2 x 7'9 (4.01m x 2.36m)
Upvc double glazed window to side, fitted wall, base and drawer units with contrasting worktops. Stainless steel sink with mixer tap, four ring gas hob and double oven with extractor over. Integrated fridge, space for a washing machine and tumble dryer. Under stairs storage and access to Dining Room.

Ground Floor W.C
Upvc double glazed obscure window to front, bowl style wash hand basin in vanity, low level w.c, radiator and wall mounted boiler.

First Floor Landing
Upvc double glazed window to side and access to insulated loft.

Bedroom One
16 x 12'11 (4.88m x 3.94m)
Upvc double glazed window to front and radiator.

Bedroom Two
11'7 x 12'2 (3.53m x 3.71m)
Upvc double glazed window to rear and radiator.

Bedroom Three
10' x 7'1 (3.05m x 2.16m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath with shower over, wash hand basin and w.c..

Externally
To the front is an enclosed garden with gated access to rear.
To the rear is an enclosed garden with artificial lawn and decking area. Access to garage.

Garage
18'1 x 8'6 (5.51m x 2.59m)
With a sectional electric door to rear and side access door. Power and light.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area No
Flood Risk Very low
Floor Area 1,140 ft 2 / 106 m 2
Plot size 0.05 acres
Mobile coverage

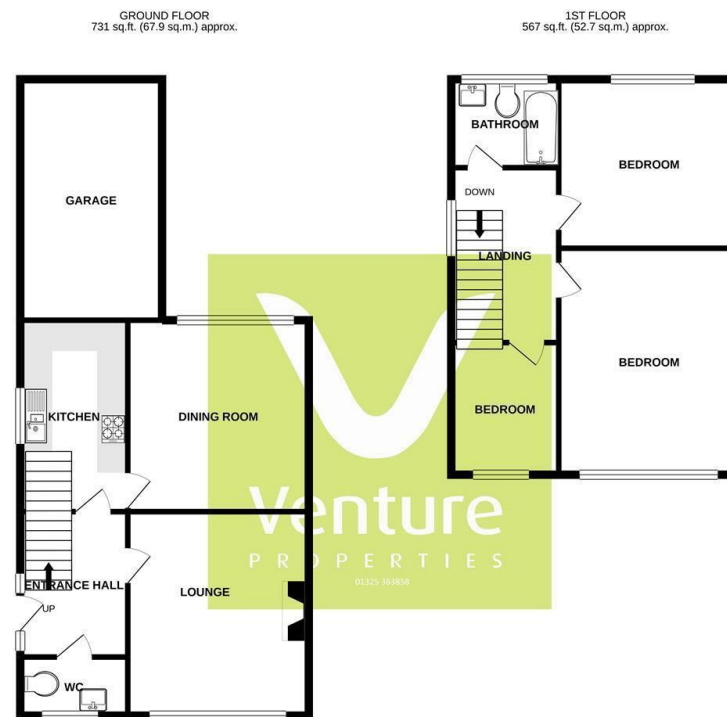
EE
Vodafone
Three
O2
Broadband

Basic
4Mbps
Superfast
70 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

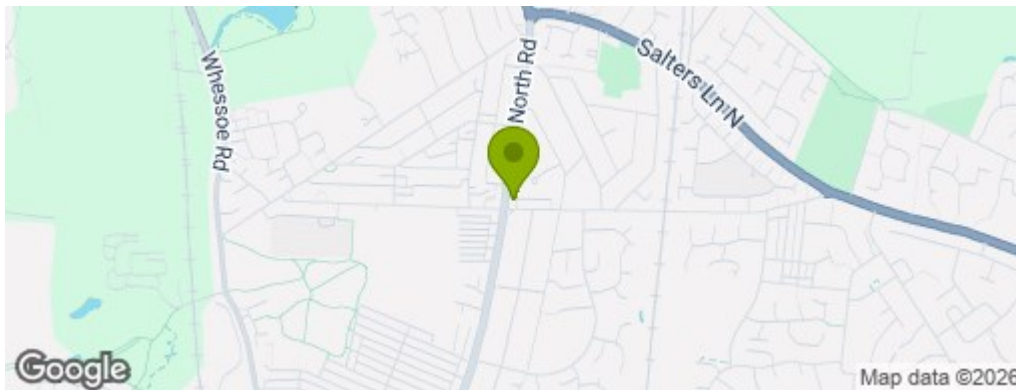
BT
Sky
Virgin

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

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.



TOTAL FLOOR AREA: 1298 sq.ft. (120.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Metagen 02/20



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