





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 4.5% 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.

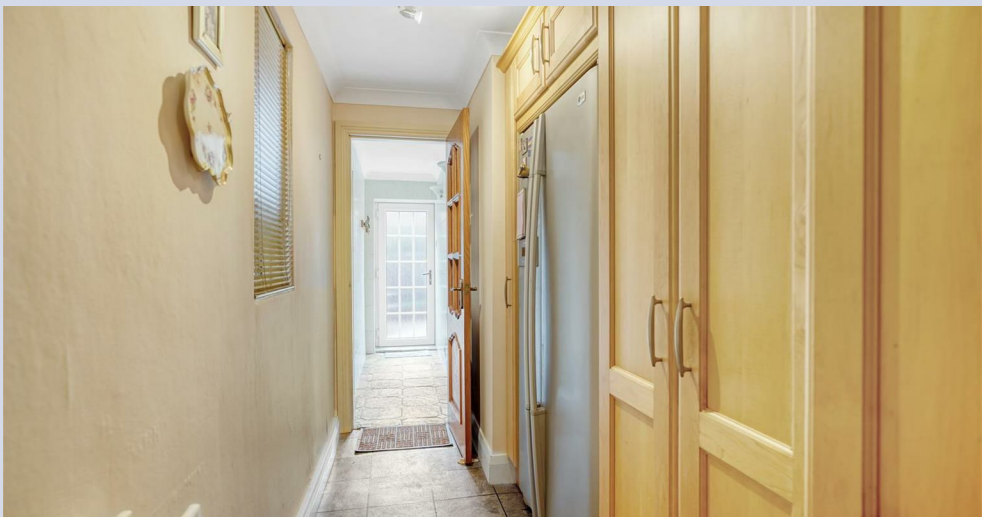
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Tucked away on the highly sought-after Carmel Road South in Darlington's charming west end, this delightful semi-detached cottage is a true gem, brimming with character and history dating back to the 19th century. Ideal for those looking to downsize while still enjoying the unique charm of older properties, this home offers a perfect blend of character and comfort.

Upon entering, you are welcomed into a warm and inviting sitting room, perfect for relaxation or entertaining guests. The ground floor also features a kitchen diner, along with the convenience of a downstairs W/C.







- Highly desirable Carmel Road South location
- Character property
- Ample off street parking
- Stone built cottage dating back to the 19 century
- 2 Bedrooms
- Private courtyard

**GENERAL INFORMATION:**  
 Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding C)

**Auction Guide**  
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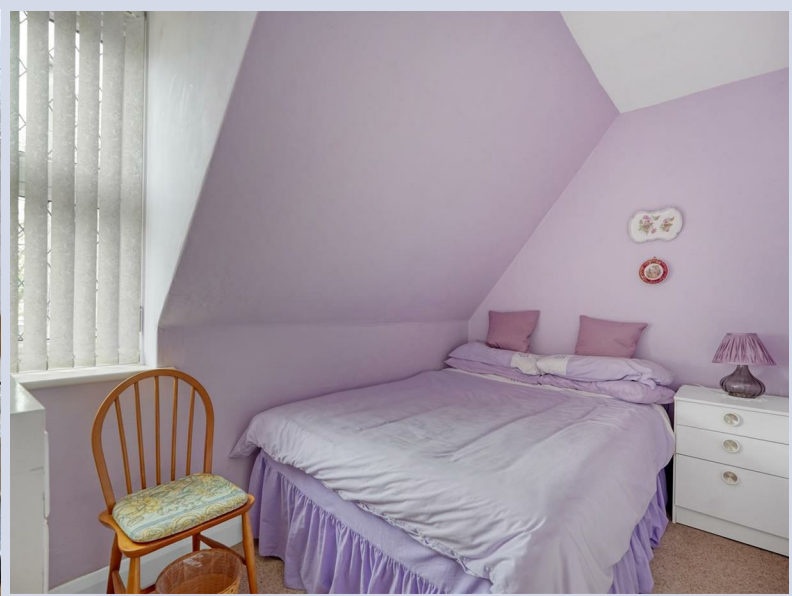
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**Buyers Identification Checks**





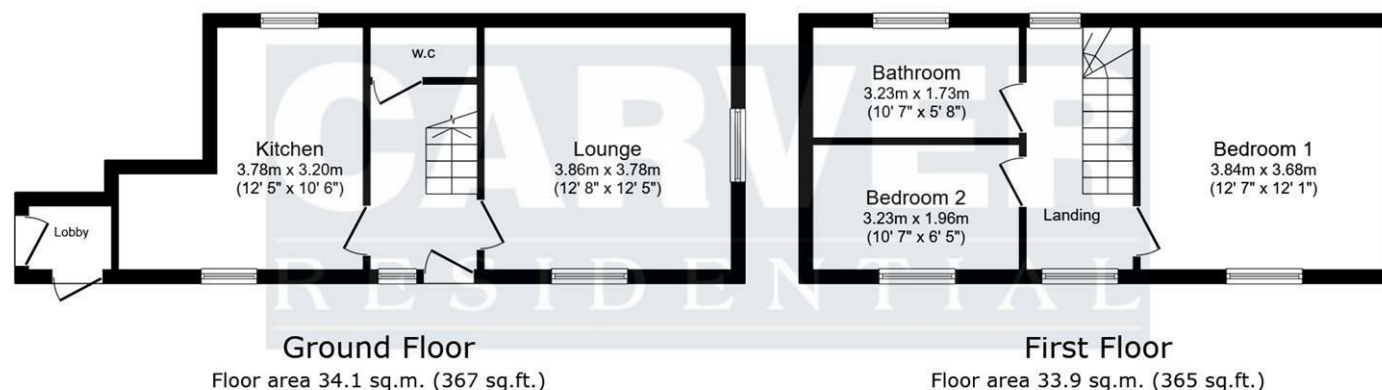








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
100 gWh/m² A		
81-91 B		85
69-80 C		
55-68 D		
49-54 E	49	
41-48 F		
35-40 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total floor area: 68.0 sq.m. (732 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](http://www.Propertybox.io)

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will 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

MAB 6202



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