



Yarm Road

Darlington DL2 1HW

Guide Price £75,000





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Yarm Road

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- Requires Modernisation
- No Onward Chain

- Semi Detached
- Council Tax Band B

- Middleton St George
- EPC Rating G

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

This two bedroom semi detached property is situated in this secluded location on the outskirts of Middleton-St-George within close proximity to both Teesside and Darlington, together with Teesside International Airport within easy reach.

The property requires modernisation throughout, however would make a perfect starter home or for that of an investor. Subject to necessary planning approvals the home would be ideal for extending or redevelopment to the side elevation.

In brief the property comprises : Entrance, lounge, kitchen/breakfast room. Two bedrooms to the first floor and a bathroom. Externally the property has a forecourt to the front, shared right of access to the rear and a good size garden to the side with garage and shed.

Entrance

With wooden storm door, staircase to first floor.

Lounge

14'01 x 12'11 (4.29m x 3.94m)

Original sash window to front, open fire with tiled fireplace, original built in cupboards into the alcove and under stairs storage.

Kitchen/Diner

13.03 x 8'01 (3.96m, 0.91m x 2.46m)

Original sash window to rear, door to rear, stainless steel sink unit, vinyl flooring and pantry

Staircase/Landing

First floor.

Bedroom One

16'09 x 10'09 (5.11m x 3.28m)

Two sash windows to front.

Bedroom Two

11'06 x 9'05 (3.51m x 2.87m)

Sash window to rear.

Bathroom

8'02 x 6'09 (2.49m x 2.06m)

Original sash window to rear, enamel bath, low level W/C, wash hand basin and airing cupboard.

Externally

There is a forecourt to the front of the property and gated access leading into the side and rear gardens. Garage, timber shed, right of rear access for bins and to the garage. Shared septic tank.

Council Tax

Band B

Tenure

This Property is 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

Auctioneers Comments

Auctioneers Additional Comments

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 (Modern) 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.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

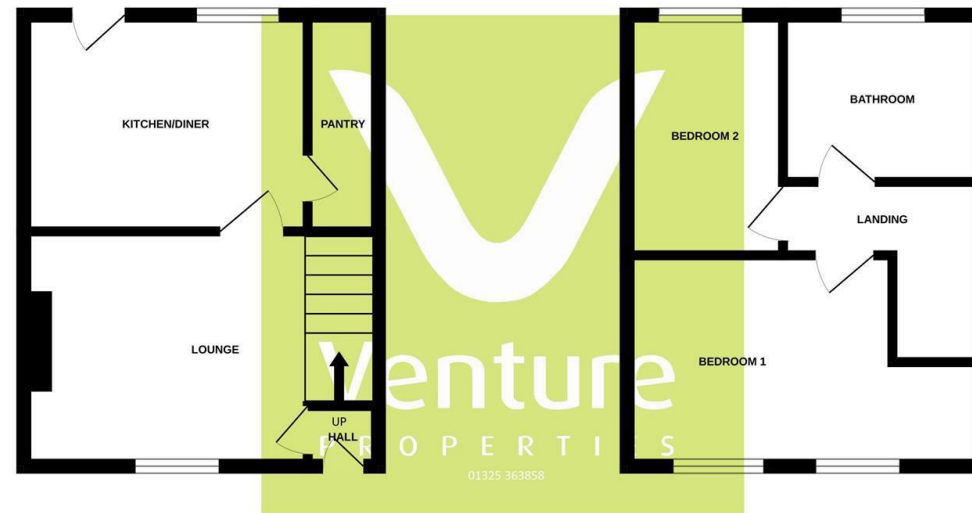
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

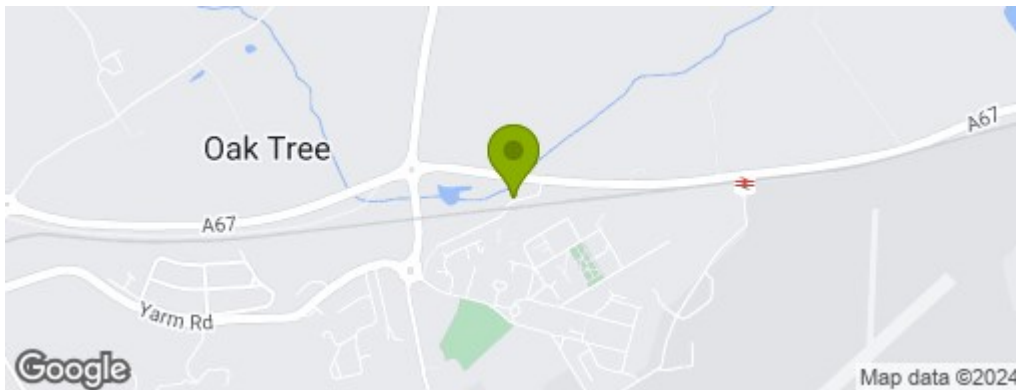
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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