



**** MID TERRACE HOUSE ** ** TWO BEDROOMS ** ** SOLD WITH TENANT IN SITU **
**** FITTED KITCHEN ** ** IDEAL BUY TO LET ** ** CLOSE TO TOWN CENTRE ******

Spacious two bedroom mid terrace house in a popular residential area off Houghton Road and within walking distance of the town centre. In good decorative order and with the benefit of double glazing, gas central heating and a modern fitted kitchen. An ideal purchase for a landlord/ investor looking for a buy to let property and sold with a tenant in situ. The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, fitted Kitchen with built in oven and hob, Landing, two double Bedrooms and Bathroom/ wc with a white suite and shower cubicle. Enclosed yard to the rear.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property

Dundee Street, Darlington, DL1 1JX

2 Bed - House - Mid Terrace

Starting Bid £63,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Dundee Street, Darlington, DL1 1JX



GROUND FLOOR

Entrance Hall

Lounge

13'10 into bay window x 10'8 into alcoves (3.96m'3.05m into bay window x 3.05m'2.44m into alc)

Dining Room

10'10 x 12'4 increasing to 13'6 (3.05m'3.05m x 3.66m'1.22m increasing to 3.96m'1.83)

Kitchen

12'10 x 6'0 (3.66m'3.05m x 1.83m'0.00m)

FIRST FLOOR

Landing

Bedroom 1

11'10 x 12'4 increasing to 13'6 (3.35m'3.05m x 3.66m'1.22m increasing to 3.96m'1.83)

Bedroom 2

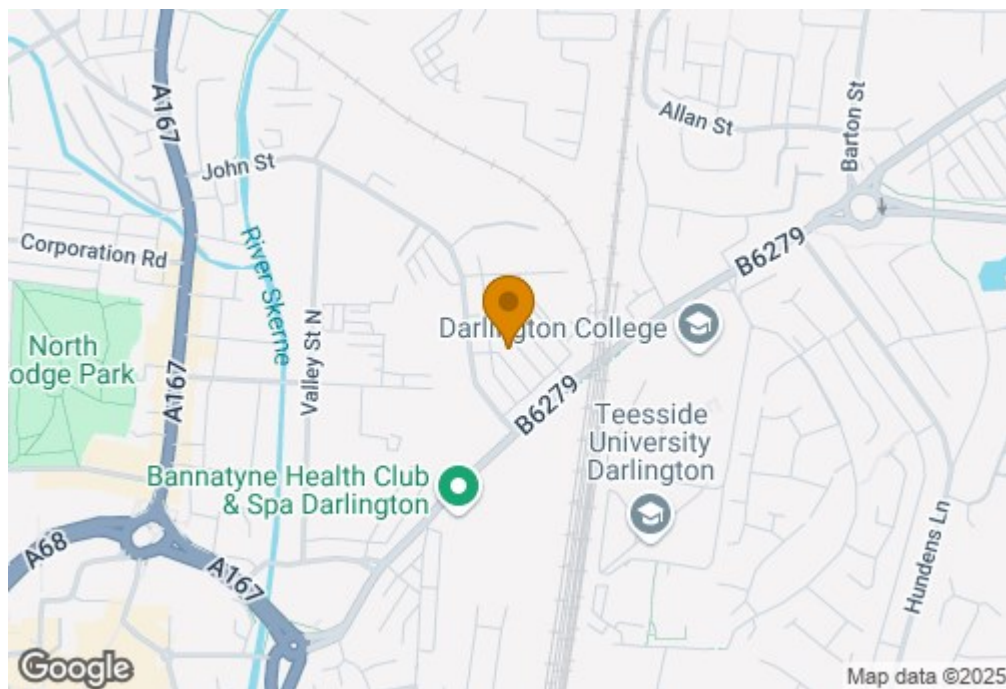
8'8 x 7'10 maximum (2.44m'2.44m x 2.13m'3.05m maximum)

Bathroom/ wc

14'4 x 5'4 (4.27m'1.22m x 1.52m'1.22m)

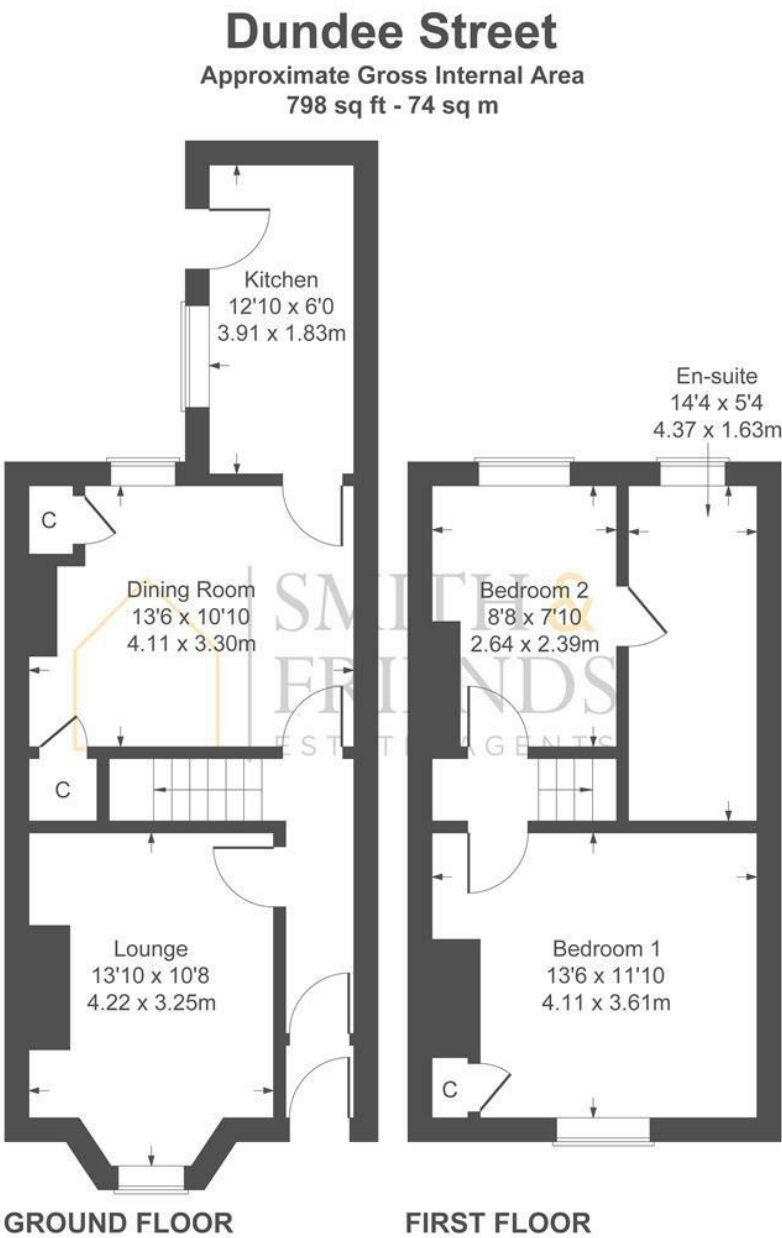


Dundee Street, Darlington, DL1 1JX




www.smith-and-friends.co.uk

Dundee Street, Darlington, DL1 1JX



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

