Clifton Road, DL1 5DX
3 Bed - House - Terraced
£90,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Clifton Road, DL1 5DX

*** NO CHAIN SALE ***
*** TWO SELF-CONTAINED APARTMENTS ***

On the market within the sought after South Park area of Darlington, this freehold property, has been converted into two self-contained apartments. Conveniently located a short walking distance of Darlington's Town centre, with good transport links throughout the region via the A1M and the A66.

To the ground floor there is communal hallway, with access to the apartment. In brief comprising of an hallway, a living room, fitted kitchen with separate utility area, one bedroom and a bathroom to the rear.
To the first floor there is an apartment comprising of a hallway / landing, a living room, kitchen, two bedrooms, fitted kitchen and a bathroom.

This property would be a great investment for any landlord.

EXTERNALLY, the property has on-street parking and a rear yard.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

For a viewing contact SMITH & FRIENDS - - Estate Agents Darlington, Early viewing is highly recommended.

FOR SALE BY AUCTION. STARTING BID PRICE £90,000

GROUND FLOOR

Entrance Hall

Bedroom 1
14'2" x 12'11" (4.32m x 3.96m)

Lounge
13'1" x 11'10" (4.01m x 3.61m)

Kitchen
13'1" x 8'11" (4.01m x 2.74m)

Rear Hallway

Bathroom
6'3" x 2'6" (1.93m x 0.78m)

FIRST FLOOR

Landing

Living Room
13'1" x 12'0" (4.01m x 3.66m)

Kitchen
9'6" x 8'11" (2.90m x 2.74m)

Bedroom 1
14'6" x 11'1" (4.42m x 3.40m)

Bedroom 2
9'3" x 6'7" (2.84m x 2.03m)

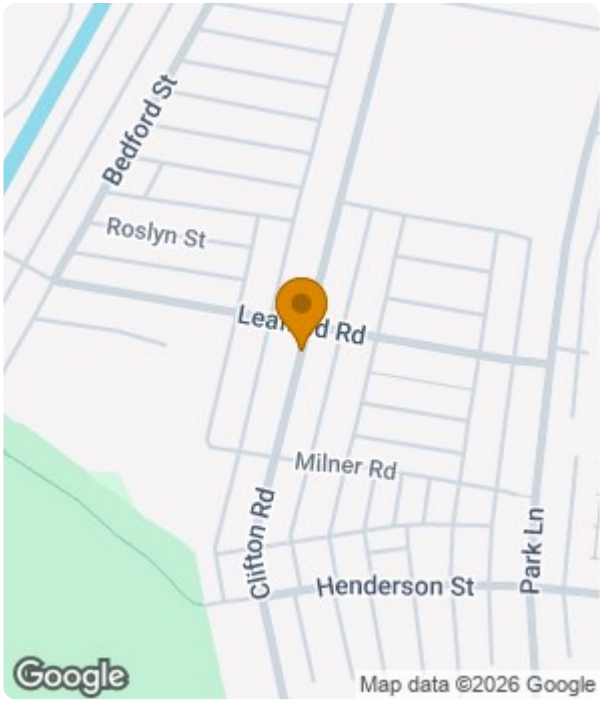
Bathroom
6'0" x 5'10" (1.83m x 1.78m)

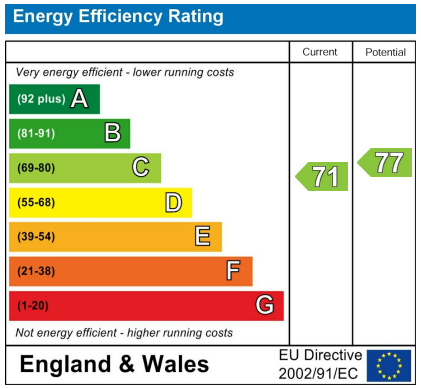
AUCTIONEERS COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully 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.

Clifton Road

Approximate Gross Internal Area
1358 sq ft - 126 sq m

Not to Scale. Produced by The Plan Portal 2026
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.

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