



AUCTION END DATE IS 20th FEBRUARY AT 12:00PM

**** FOR SALE BY MODERN AUCTION ****

**** SUBSTANTIAL FAMILY HOME ** ** STUNNING HIGH CEILINGS and PERIOD FEATURES ****
**** NO ONWARD CHAIN ** ** PICTURESQUE VILLAGE LOCATION ****

A rare opportunity in today's market to acquire this truly impressive six bedroom semi detached Victorian property superbly positioned on the fringe of Middleton St George towards Middleton One Row. One can walk for miles and enjoy seeing beauty or simply relax and unwind in your own generous garden. The home is in need of some updating which has been reflected within the asking price although offers huge potential for the right buyer. The size and versatility on offer can only be fully appreciated upon a thorough inspection both inside and out.

Boasting outstanding accommodation over three floors with high ceilings, sash windows and lovely traditional features. No less than four reception rooms and six bedrooms, it is as impressive to look at as practical to live in.

Please Note: Council tax band G. Freehold basis. EPC rating D
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Middleton Lane, Middleton St. George, DL2 1AD

6 Bedroom - House - Semi-Detached

Guide Price £425,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: G

Middleton Lane, Middleton St. George, DL2 1AD

GROUND FLOOR

Light and airy hallway giving an excellent first impression from entering through the front door. Fabulous large principal reception room perfect for the coming and goings of an active family life, a great room for entertaining which allows for both seating and dining. Separate sitting room also to the front of the residence with a bay style window flooding the room with natural light. Third reception room to the front for formal dining or large office. Inner hallway, pantry housing the gas boiler, cloaks cupboard and ground floor w.c. There is a pleasant open aspect from the inner hallway to a generous breakfast/family room featuring two sash style windows and traditional fireplace. Well appointed kitchen enjoying a range of units with laminate work-surfaces, twin sink unit with mixer tap, traditional AGA and separate electric ceramic hob with single oven. Off the kitchen is a useful utility room which adds to what is outstanding amount of accommodation to the ground floor.

FIRST FLOOR

Landing with access to linen cupboard and open spindle balustrade leading to the second floor. Walk in cupboard housing the domestic hot water cylinder and separate high level w.c. Four bedrooms to this floor, bedroom six could be used as an office/study. Family bathroom with traditional roll top bath, separate shower cubicle and basin (no wc). The family bathroom is conveniently accessible from the landing or second bedroom. The master bedroom is of particular interest and size, with large bay window and oversized en-suite with shower cubicle, basin, w.c and walk in wardrobe/dressing room.

SECOND FLOOR

Landing with access to a generous sized loft ideal for storage with two Velux windows and a further window. On this floor there are two further double bedrooms, both featuring traditional fireplaces.

EXTERNALLY

Enjoying a corner site with a small lawn area to the front and a generous driveway allowing parking for multiple vehicles. Pedestrian gated access to the side/rear garden considered an excellent size predominantly laid to lawn, a perfect place to relax and unwind during those warmer months. It runs to a small courtyard with useful outside stores.

Auctioneer 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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

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.

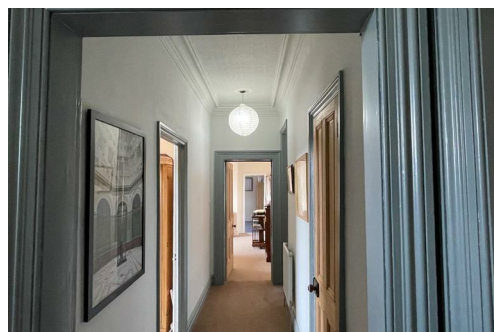
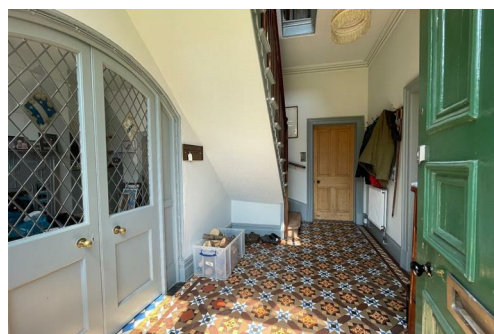
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

HALLWAY



Middleton Lane, Middleton St. George, DL2 1AD

PRINCIPAL RECEPTION ROOM
14'3" x 25'10" (4.36m x 7.88m)

SEPARATE SITTING ROOM
14'1" x 13'11" (4.31m x 4.25m)

THIRD RECEPTION ROOM
13'0" x 14'0" (3.97m x 4.27m)

INNER HALLWAY

GROUND FLOOR W.C.

BREAKFAST/FAMILY ROOM
17'9" x 17'9" (5.42m x 5.43m)

KITCHEN
10'0" x 17'9" (3.07m x 5.42m)

UTILITY ROOM
17'1" x 5'0" (5.23m x 1.53m)

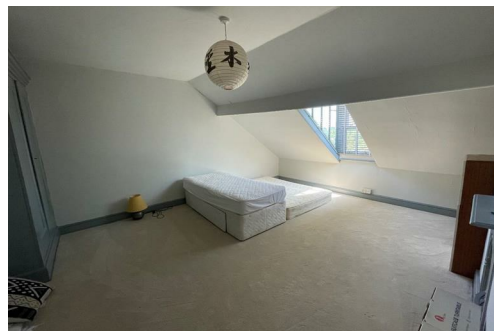
FIRST FLOOR LANDING

BEDROOM ONE
17'11" x 13'10" (5.47m x 4.24m)

EN-SUITE SHOWER ROOM
13'10" x 10'1" (4.24m x 3.08m)

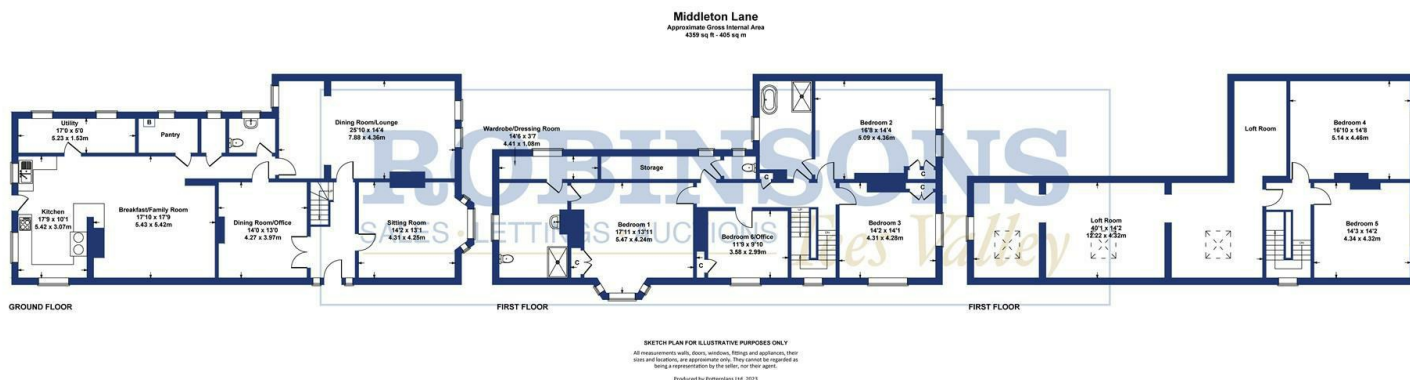
BEDROOM TWO
14'3" x 16'8" (4.36m x 5.09m)

BEDROOM THREE



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . robinsonsteesvalley.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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