



**New Row, Middleton St. George, Darlington, DL2  
1EN  
2 Bed - House - Terraced  
Starting Bid £120,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# New Row, Middleton St. George, DL2 1EN

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FAMILY HOME, INTERNAL LIFT WITHIN THE PROPERTY \*\*\*

\*\*\* This property does have potential to be converted back to 3 bedrooms. \*\*\*

A lovely two bedroom mid-terrace house for sale within the popular village of Middleton St George, Darlington. With Local amenities close by, and good transport links, including easy access to the A66 & A1.

The Property briefly comprises of; Open-Plan Living / Dining / Kitchen, with French Doors to the Front & Rear. This property has a Modern Fitted Kitchen with Integrated Fridge/Freezer, Dishwasher, Washing Machine & Oven. In addition this property has previously been developed for Wheelchair Access, with a Internal Lift as well as stairs.

In addition to the ground floor the property has a sensory bathroom with a jacuzzi bath.

To the first floor there is a spacious Landing, with a Front Double Bedroom which has a walk-in Wardrobe and Bedroom Two has Sensory Lighting to the Rear.

Externally, the property has been developed for Wheelchair access, with ramps to the front and rear of the property, creating low maintenance garden. Additionally the property has a separate large garden to the rear with a summer house and off-road parking.

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 £170,00

## GROUND FLOOR

**Living Area**  
**11'6" x 23'3"**

**Kitchen Area**  
**6'10" x 18'3"**

**Bathroom**  
**6'10" x 8'6"**

**Hallway**  
**3'5" x 3'8"**

## FIRST FLOOR

**Landing**  
**7'7" x 12'8"**

**Bedroom 1**  
**11'7" x 10'2"**

**Bedroom 2**  
**7'9" x 12'8"**

## Auctioneers Comments:

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.

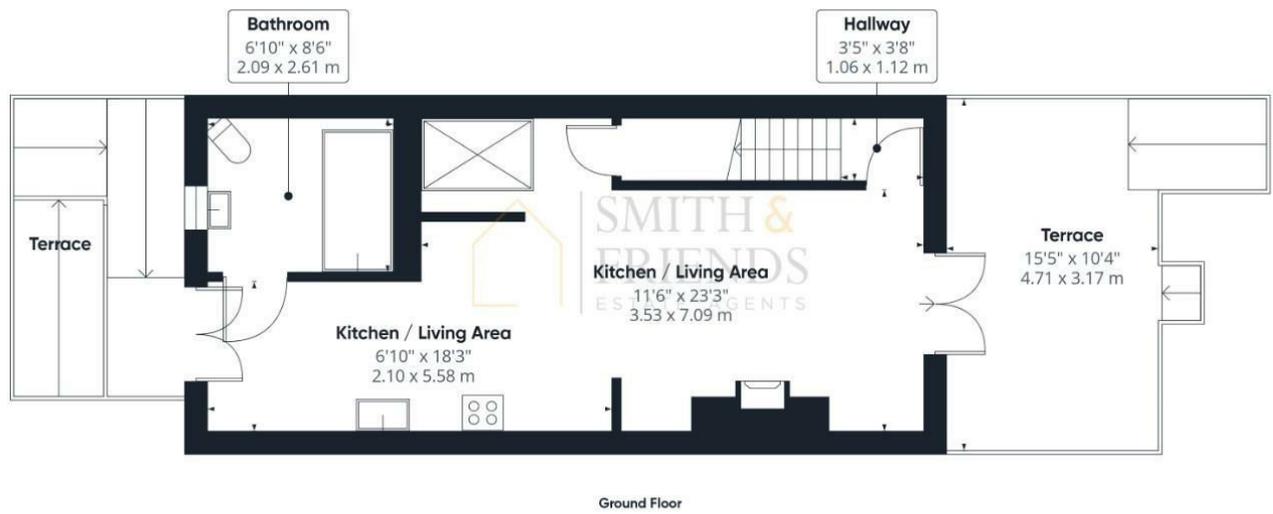
The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. 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.









Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 758 ft<sup>2</sup>  
 70.5 m<sup>2</sup>

Balconies and terraces  
 288 ft<sup>2</sup>  
 26.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

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

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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