



**\*\*SOLD BY WAY OF MODERN AUCTION\*\***

This spacious 3 bedroom detached house sits on a very generous plot with views over a public open space. Built in a mock Stone period type style this property offers excellent value for money and has to be viewed to be appreciated.

The accommodation comprises entrance hall, lounge, conservatory kitchen dining room, cloakroom/ WC. To the first floor there are 3 bedrooms, bedroom 1 with en-suite in addition to a family bathroom. Outside you will be surprised as the house sits on a very generous plot to the front and rear elevations. Located approximately 2 miles from Darlington Town centre.

Please Note: Freehold basis. EPC Rating C and Council Tax Band C  
Please contact Smith & Friends, Darlington to arrange a viewing

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 Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to 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. Payment varies but will be no more than £450.00. These services are optional.

**Lapwing Drive, Darlington, DL1 1FF**  
**3 Bed - House - Detached**  
**Starting Bid £145,000**  
**EPC Rating: C**  
**Council Tax Band: C**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Lapwing Drive, Darlington, DL1 1FF



## GROUND FLOOR

### Entrance Hall

DG glass panelled door, staircase to first floor landing

### Cloakroom/w.c.

White and chrome suite with low level WC. and pedestal wash hand basin. uPVC DG window to front and radiator.

### Lounge

**9'6" x 18'3" (2.92m x 5.57m)**

uPVC DG window to front, two radiators and uPVC DG French doors opening into the conservatory.

### Kitchen/Dining Room

**18'0" x 9'7" (5.49m x 2.93m)**

Kitchen : Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, Four ring gas hob with illuminating extractor, fan assisted oven and microwave. plumbing for washing machine.

Dining Area: uPVC DG window to rear and radiator.

### Conservatory

**10'8" x 9'2" (3.26m x 2.80m)**

uPVC & Brick construction, uPVC DG French doors opening onto the rear patio.



## FIRST FLOOR

### Landing

Airing cupboard

### Bedroom 1

**8'11" x 13'1" (2.73m x 4m)**

uPVC DG window to front, built in wardrobes and radiator.

### En-Suite

white and chrome suite with walk in shower, pedestal wash hand basin and low level WC. radiator and uPVC DG window.

### Bedroom 2

**6'10" x 9'10" (2.09m x 3.01m)**

uPVC DG window to front, built in wardrobes and radiator.

### Bedroom 3

**7'8" x 9'0" (2.34m x 2.76m)**

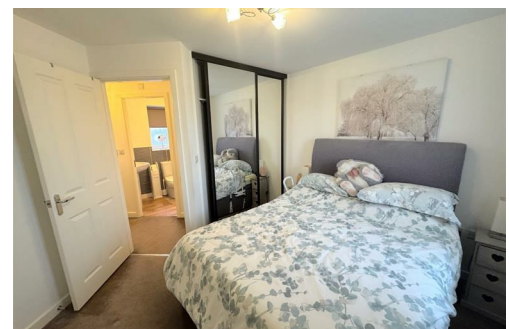
uPVC DG window to rear built in wardrobes and radiator

### Shower Room/w.c.

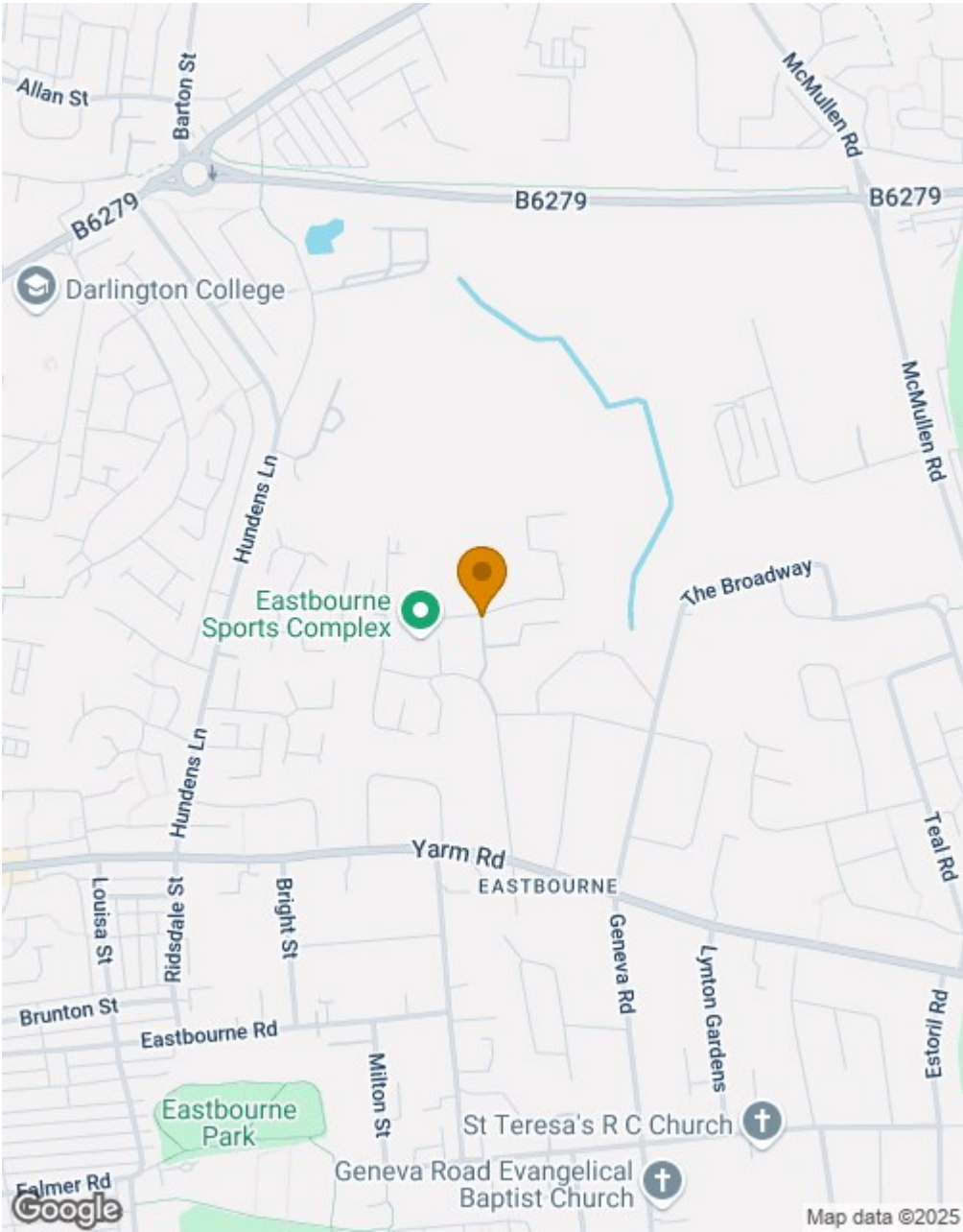
Modern white and chrome suite with walk in shower, pedestal wash hand basin and low level WC. radiator and uPVC DG window.

### Externally

The property features well-maintained gardens to the front and rear, providing plenty of outdoor space for leisure and gardening. Additionally, the home benefits from off-street parking and a single garage,



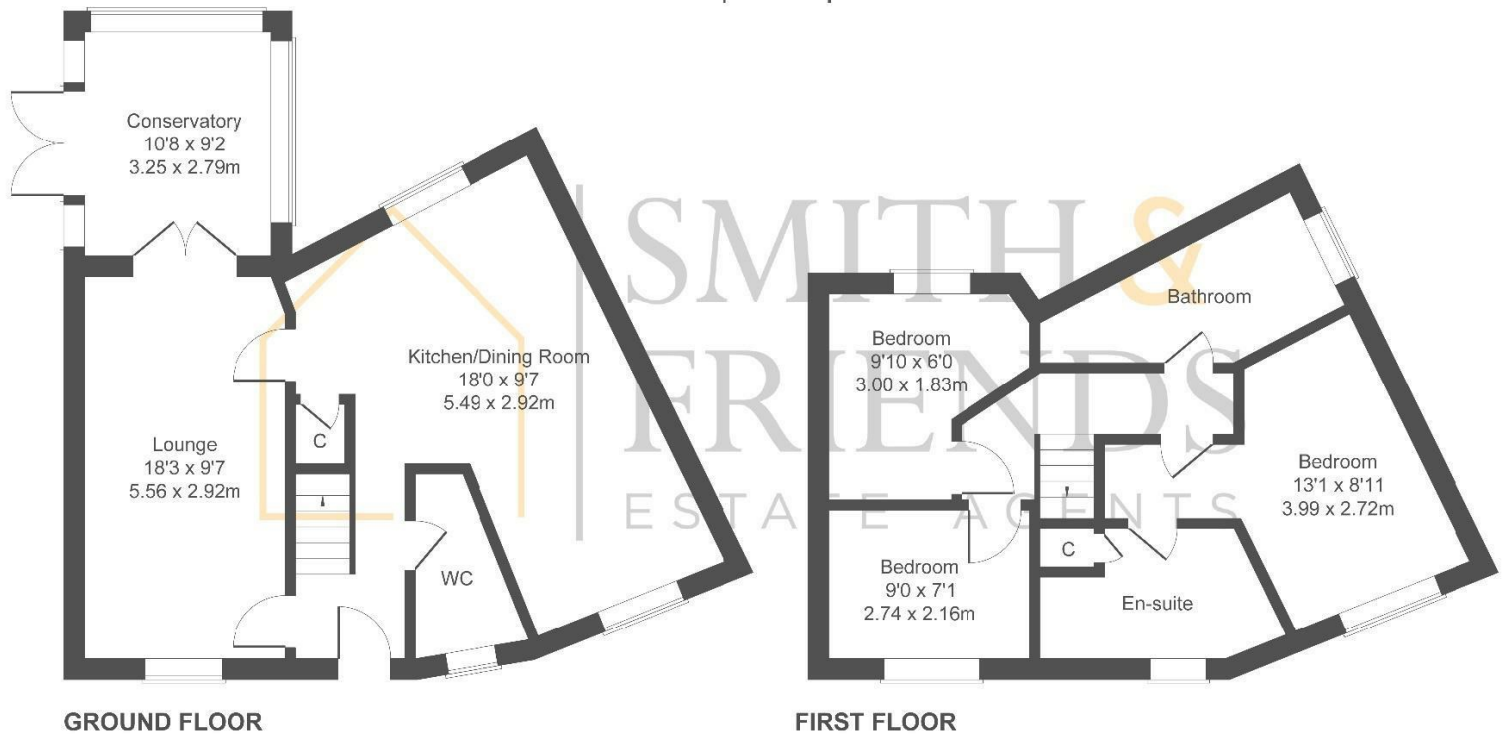
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         | 100       |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 80                      |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Lapwing Ave

Approximate Gross Internal Area  
1118 sq ft - 104 sq m



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.

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