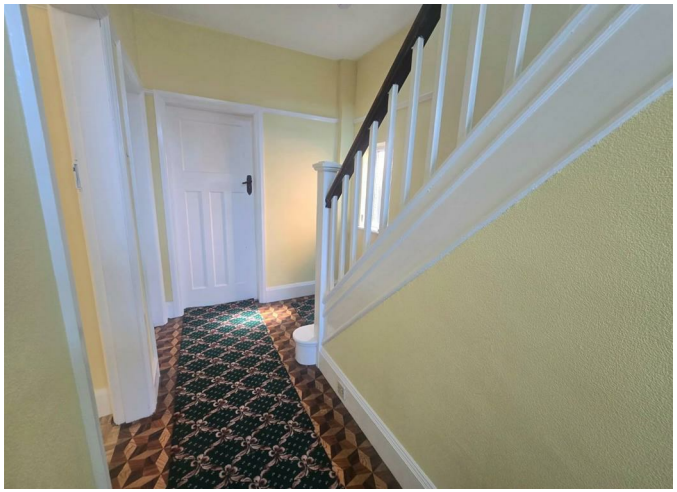
Brankin Drive, DL1 4LH
2 Bed - House - Semi-Detached
Starting Bid £90,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS



Brankin Drive, DL1 4LH

*** NO CHAIN SALE ***
*** IDEAL FOR INVESTOR, LARGE FAMILY, DEVELOPER LOOKING FOR INCOME POTENTIAL ***

In need of modernisation, this two bedroom semi-detached house, positioned on a good sized plot, within the sought after area of Neasham, Darlington. Located within a good school catchment and close to local amenities, making this an ideal property for a First Timer Buyer or Investor

The property briefly comprises of; Entrance Hall, Living Room, Separate Dining Room, and a Kitchen with a Pantry Room. The first floor has a landing with Two Double Bedrooms, and a Bathroom with Separate WC.

Externally, the property has a low maintenance front garden, with a driveway allowing off-street parking, side access to the rear garden which benefits from a lawn and patio.

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
6'5" x 15'8" (1.98m x 4.79m)

Living Room
11'10" x 11'10" (3.61m x 3.63m)

Dining Room
10'11" x 11'10" (3.33m x 3.63m)

Kitchen
7'6" x 8'2" (2.30m x 2.49m)
Pantry Room - 1.13m x 1.34m

FIRST FLOOR

Landing
6'8" x 16'3" (2.04m x 4.97m)

Bedroom 1
11'8" x 11'11" (3.58m x 3.64m)

Bedroom 2
10'11" x 11'11" (3.33m x 3.65m)

Separate WC
3'4" x 4'7" (1.03m x 1.40m)

Bathroom
7'6" x 7'8" (2.31m x 2.36m)

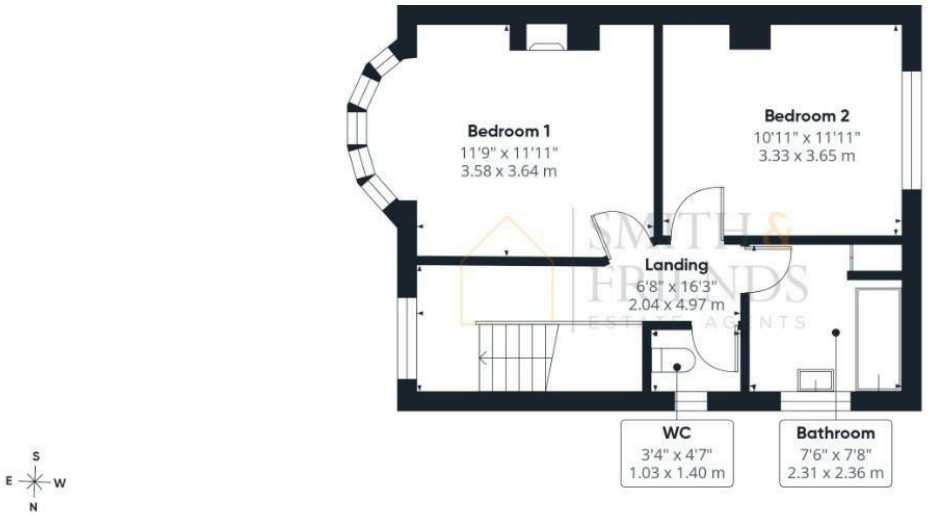
Auctioneers Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider 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(1)

879 ft²

81.7 m²

(1) Excluding balconies and terraces

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

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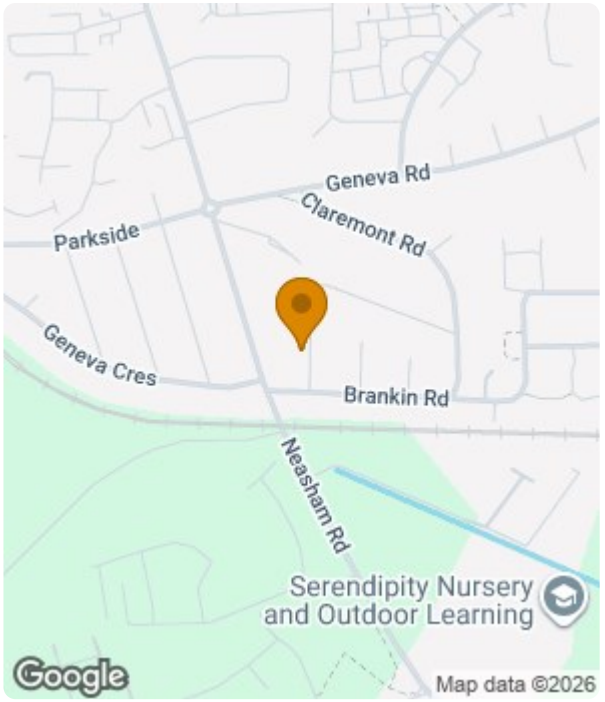

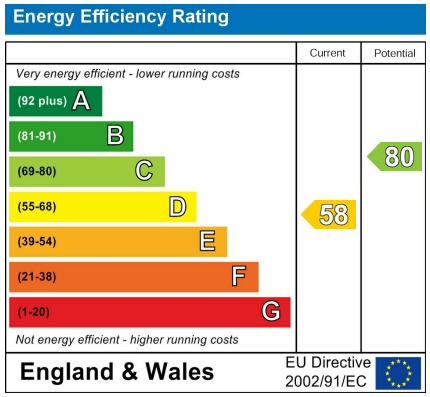

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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