



This charming Victorian one-bedroom end of terrace house is ideally located near the town centre, offering both character and convenience. Featuring period details throughout. The cozy living area boasts a feature fireplace and leads into a well-proportioned kitchen, while retaining a traditional feel.

Upstairs, the spacious bedroom benefits from natural light, with ample room for storage. A stylish bathroom with Victorian-inspired fittings complements the home's character. Outside, a private courtyard garden offers a tranquil retreat, perfect for relaxing or entertaining.

Located within walking distance to shops, cafes, and transport links, this house is perfect for those seeking the charm of Victorian architecture with the convenience of town centre living. Its end-of-terrace position provides additional privacy and natural light, making it an ideal home for individuals or couples.

Please Note: Council Tax Band A. EPC Band D. Freehold basis.  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**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. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended

**Allan Street, Darlington, DL1 2LU**

**1 Bed - House - End Terrace**

**Starting Bid £29,999**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**Lounge**  
14'7x8'9 (4.45mx2.67m)



**Kitchen**  
6'4x12' (1.93mx3.66m)

**Landing**

**Bedroom**  
12'10x9'2 (3.91mx2.79m)



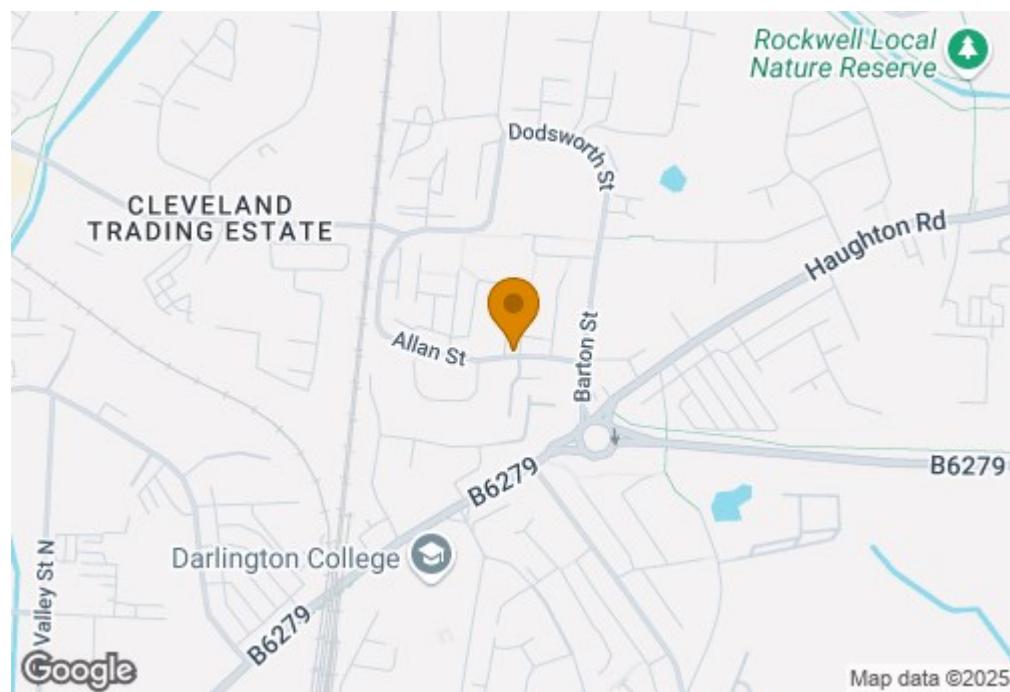
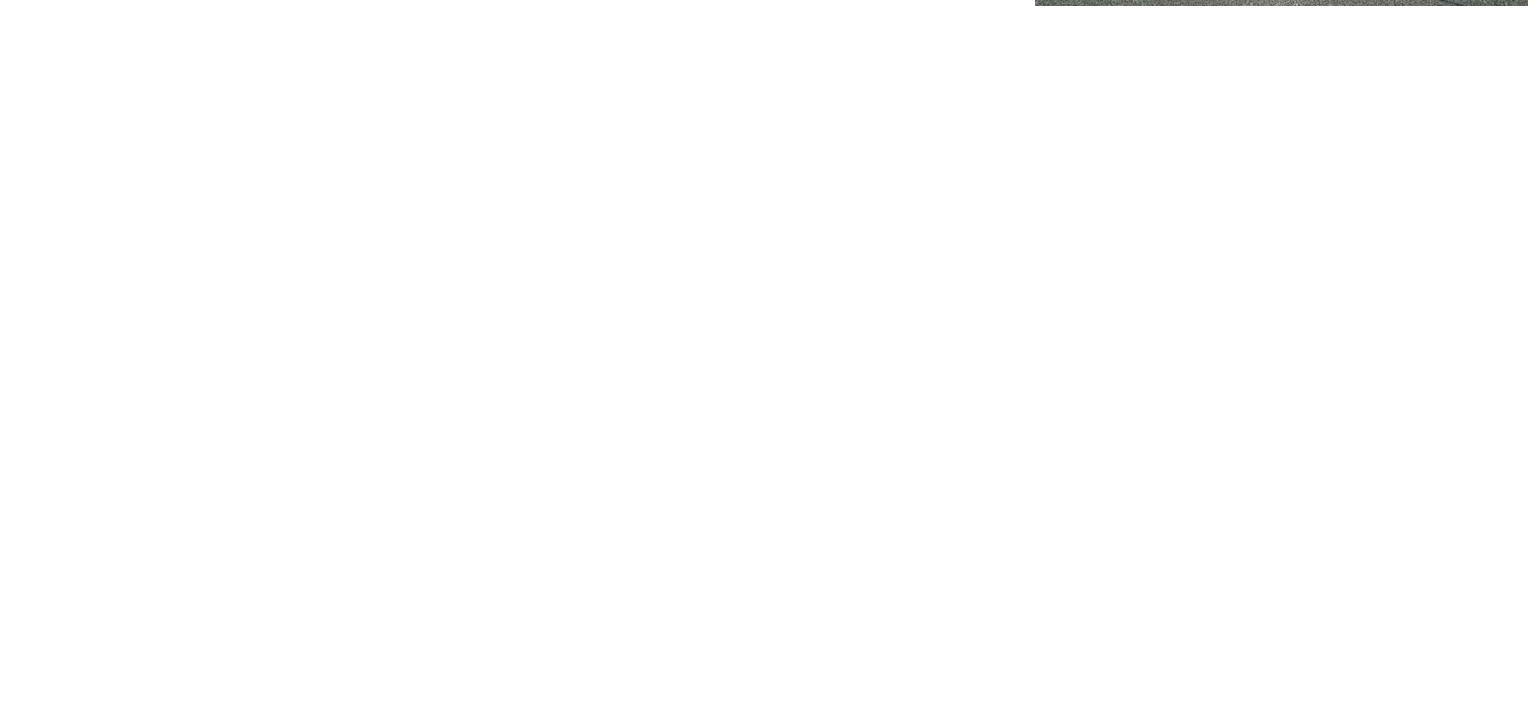
**Bathroom**  
8'4x5'7 (2.54mx1.70m)



**Enclosed Rear Yard**



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Approximate total area<sup>(1)</sup>

402.03 ft<sup>2</sup>  
37.35 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate; not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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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