



** FOR SALE BY MODERN AUCTION **

** PRICED TO SELL ** ** DECEPTIVELY SPACIOUS ** ** IDEAL INVESTMENT OPPORTUNITY **

Attention all investors!

Smith & Friends Estate Agents bring to the market this generous three bedroom, two reception room, mid terrace property with NO ONWARD CHAIN. Located in this popular part of Darlington just off Haughton Road within easy reach of local shops, amenities and schooling. The A1(M) and A66 both within easy reach.

The property itself is in need of some updating which has been reflected within the asking price, with viewings strongly recommended to appreciate the size and versatility on offer, benefiting from uPVC double glazing and gas central heating via a combi boiler.

Please Note: Council tax band A. Freehold basis. EPC Band E

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Westgarth Terrace, Darlington, DL1 2LA

3 Bed - House - Terraced

Guide Price £70,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



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ESTATE AGENTS

GROUND FLOOR

Useful entrance vestibule with uPVC door and overhead window. Hallway with stairs to first floor. Principal reception room to the front with bow style window flooding the room with natural light. Large separate dining room, ideal for entertaining with useful under stairs storage cupboard and French doors to the rear. The kitchen provides a good range of units with laminate work surfaces incorporating a sink unit, cooker point and wall mounted combi boiler. Rear lobby and ground floor bathroom with panelled bath, basin and w.c.



FIRST FLOOR

Small landing opening to bedrooms one and two. Further separate landing through bedroom one leads to bedrooms two and three. There are two double bedrooms, the master of particular size along with a good size single.



EXTERNALLY

Pleasant forecourt to the front and block paved yard to rear.



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.

ENTRANCE VESTIBULE



HALLWAY

LOUNGE

11'5" x 10'8" (3.49m x 3.26m)

DINING ROOM

14'9" x 10'3" (4.51m x 3.13m)

KITCHEN

10'6" x 6'8" (3.22m x 2.04m)

REAR LOBBY



GROUND FLOOR BATHROOM/W.C.

8'10" x 5'10" (2.71m x 1.78m)

FIRST FLOOR LANDING

BEDROOM

14'9" x 10'8" (4.51m x 3.27m)



BEDROOM

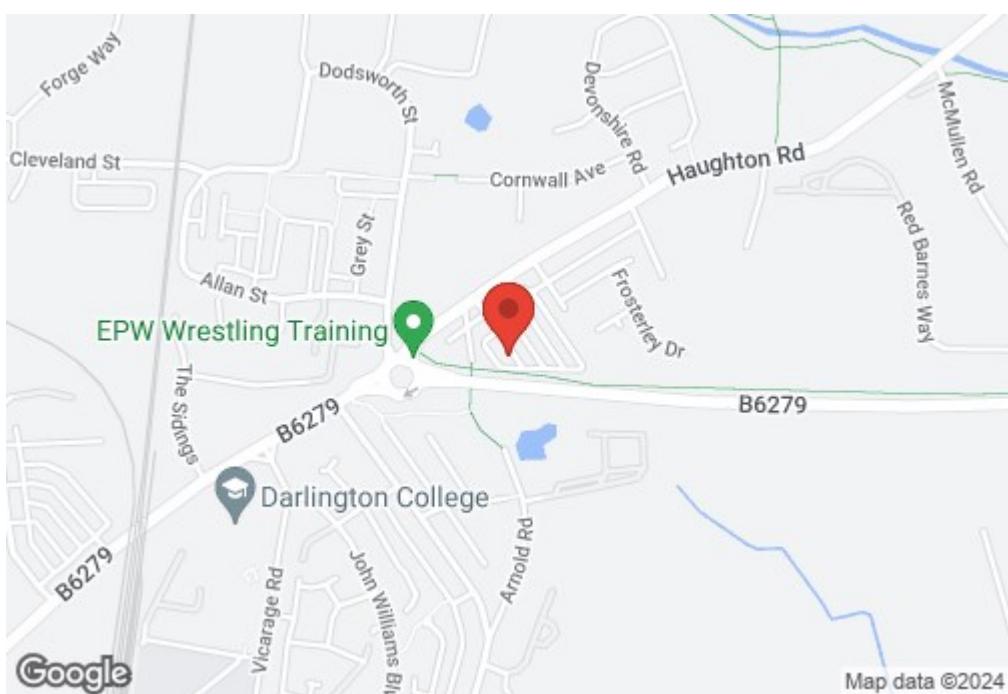
11'7" x 10'3" (3.55m x 3.14m)

BEDROOM

6'8" x 10'5" (2.04m x 3.20m)

FRONT EXTERNAL

REAR YARD



Westgarth Terrace

Approximate Gross Internal Area
936 sq ft - 87 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		52
(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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