



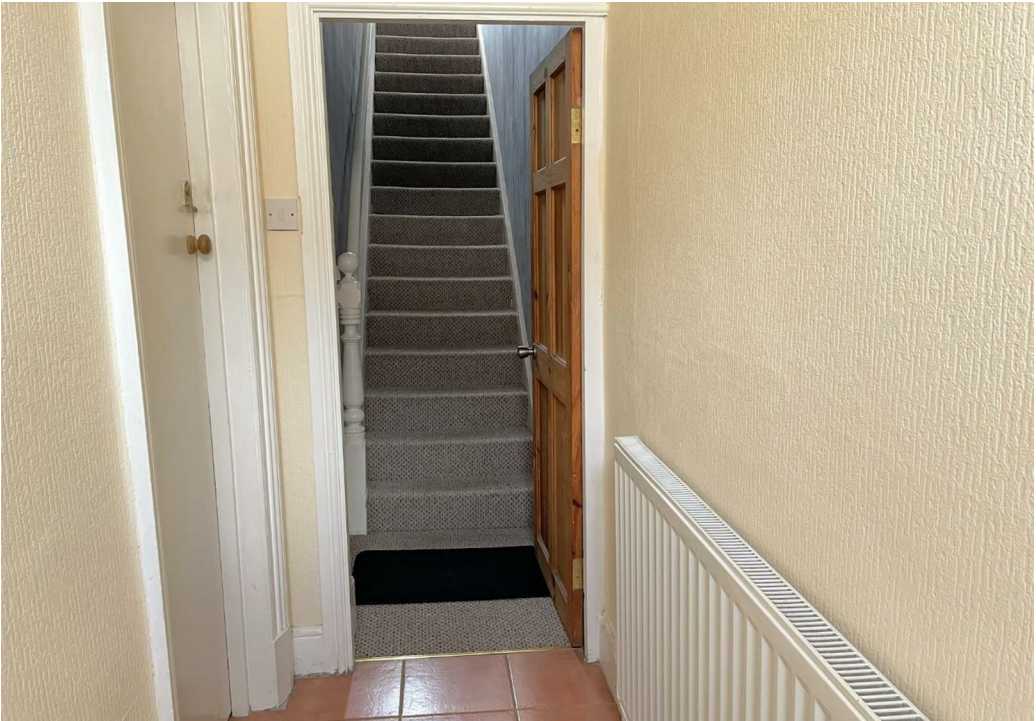
**Eskdale Street, DL3 7DG**  
**1 Bed - Apartment**  
**By Auction £40,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Eskdale Street, DL3 7DG

\*\* SOLD AS TWO FLATS \*\*  
\*\* CURRENTLY TENANTED \*\*  
\*\* IDEAL READY TO GO INVESTMENT OPPORTUNITY \*\*  
\*\* FOR SALE BY AUCTION \*\*

Located within a short walk of the vibrant town centre we anticipate demand to be high for this well priced property. Having been thoughtfully converted into self-contained apartments this is a fabulous investment opportunity which will appeal to a vast number of buyers.

External windows are uPVC double glazed, there is gas central heating to both flats, ground floor Combi boiler fitted August 2022, first floor boiler fitted October 2023.

An enclosed yard is an excellent benefit to the ground floor having a nice south aspect with up and over garage door giving potential off-street parking.

EPC flat 3a Band C EPC flat 3b Band D.

Please Note: Council tax band A. Freehold basis.  
N.B. This property is being sold as a joint purchase of two flats, for further information, contact the office.

Viewings come strongly recommended at your earliest opportunity to avoid disappointment.

### 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 by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Communal Entrance Hall

**Reception Room**  
14'2" x 11'9" (4.32m x 3.59m)

**Bedroom 1**  
14'1" x 14'0" (4.30m x 4.27m)

**Kitchen**  
10'6" x 6'2" (3.22m x 1.88m)

**Shower Room**  
6'0" x 5'7" (1.85m x 1.72m)

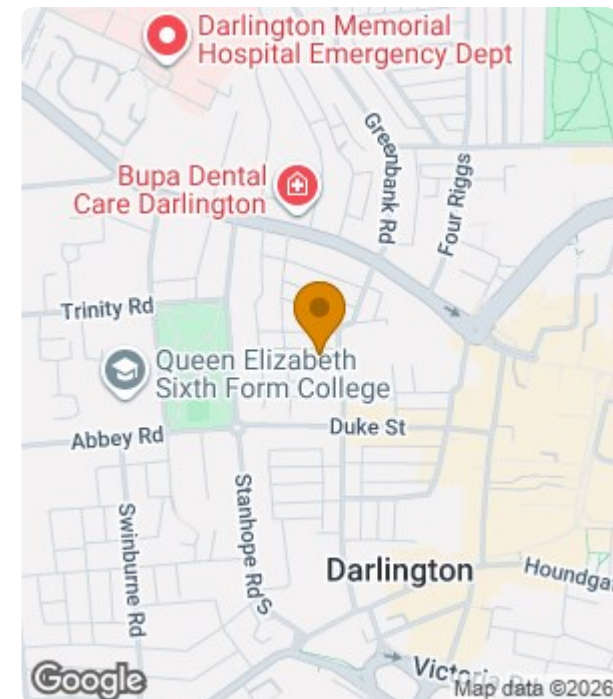


# Eskdale Street

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(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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