



\*\* MID TERRACE HOUSE \*\* \*\* TWO BEDROOMS \*\* \*\* OPEN ASPECT TO REAR \*\*  
\*\* FITTED KITCHEN \*\* \*\* ENCLOSED GARDEN \*\* \*\* NO ONWARD CHAIN \*\*

Spacious two bedroom mid terrace house in a popular residential area with attractive open aspect to the rear over a landscaped green area.

In good decorative order and with the benefit of double glazing, gas central heating and a modern fitted kitchen. An ideal purchase for a first time buyer or landlord/ investor looking for a buy to let property.

The accommodation briefly comprises: Entrance Hall, 19' Lounge/ Dining Room, fitted Kitchen with built in oven and hob, Landing, two double Bedrooms and fully tiled Bathroom/ wc with a white suite and shower cubicle.

Enclosed garden to the front.

Auctioneers 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 buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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

## Greenlee Garth, Newton Aycliffe, DL5 7EX

**2 Bed - House - Mid Terrace**

**Starting Bid £59,999**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

GROUND FLOOR

Entrance Hall

9'4 x 9'4 (2.74m'1.22m x 2.74m'1.22m)

Lounge/ Dining Room

19'2 x 12'0 narrowing to 10'6 (5.79m'0.61m x 3.66m'0.00m narrowing to 3.05m'1.83m)



Kitchen

11'4 x 6'10 increasing to 9'4 (3.35m'1.22m x 1.83m'3.05m increasing to 2.74m'1.22)

Landing

Bedroom 1

15'0 x 8'4 narrowing to 6'10 (4.57m'0.00m x 2.44m'1.22m narrowing to 1.83m'3.05m)



Walk in wardrobe

6'6 x 3'4 (1.83m'1.83m x 0.91m'1.22m)

Bedroom 2

11'10 10'8 narrowing to 8'6 (3.35m'3.05m 3.05m'2.44m narrowing to 2.44m'1.83m)

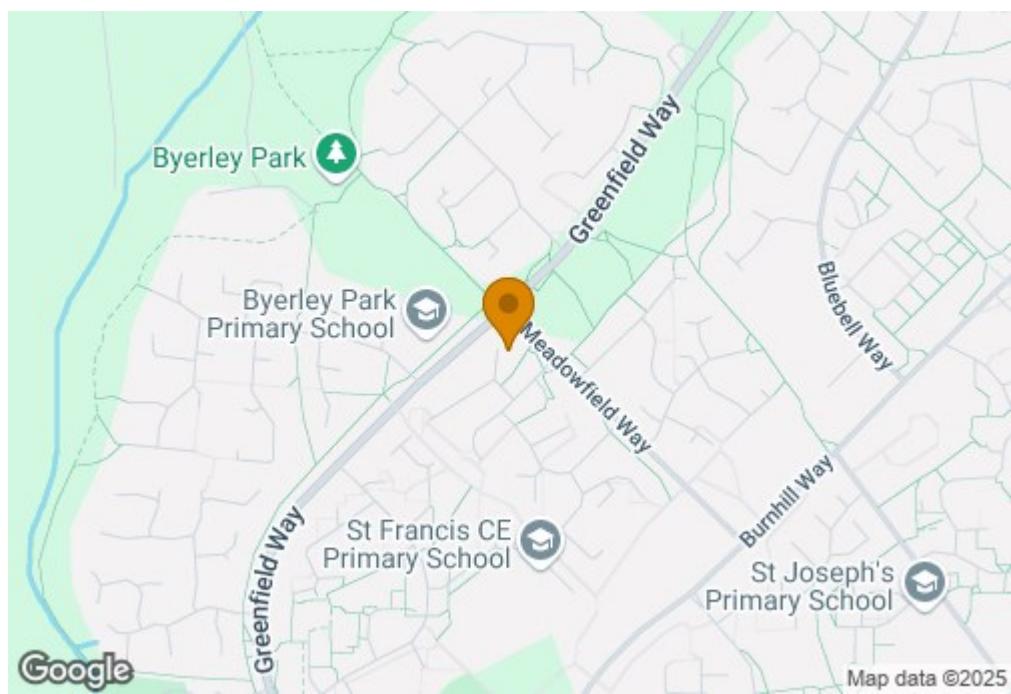


Bathroom/ wc

9'4 x 6'6 (2.74m'1.22m x 1.83m'1.83m)



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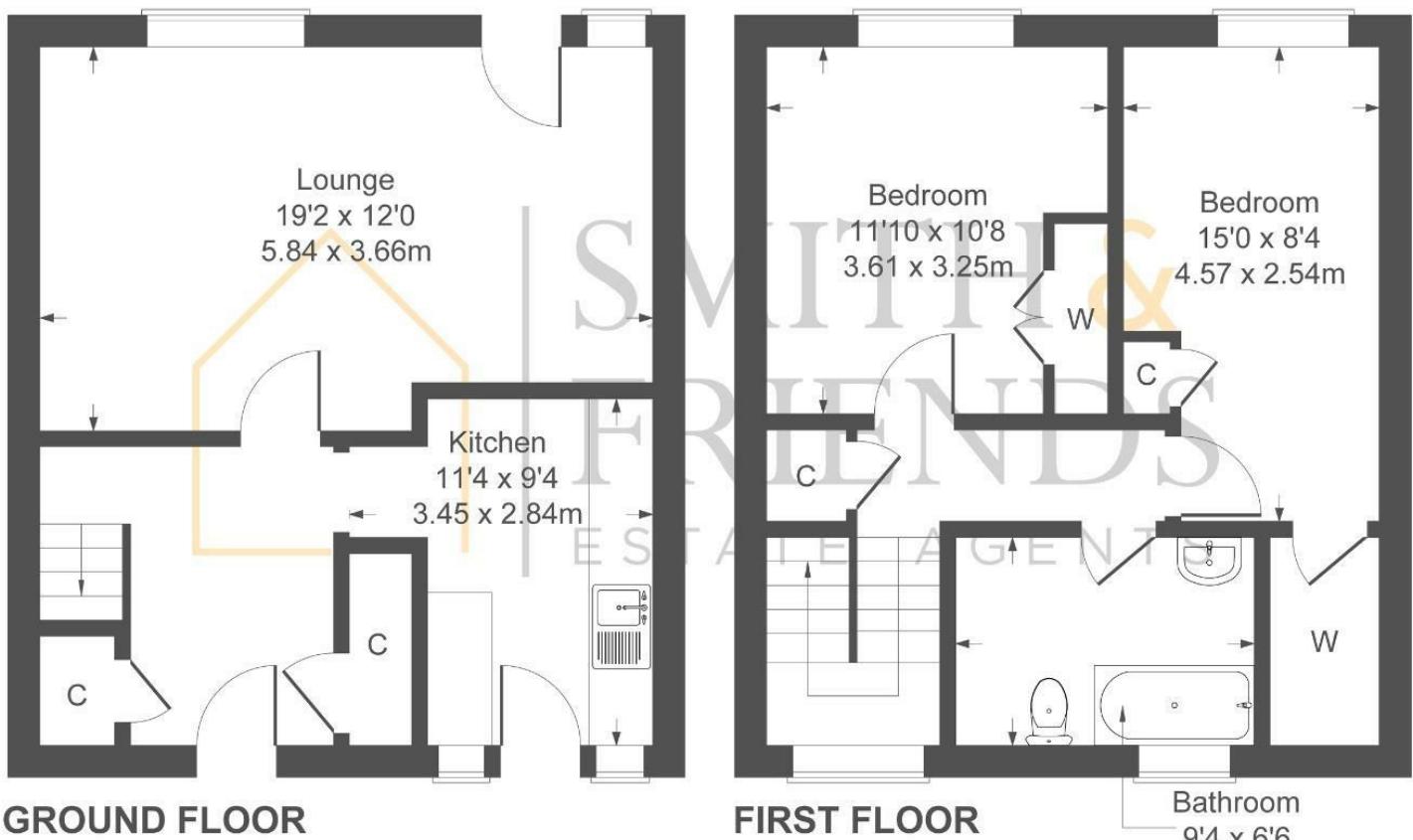


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# Greenlee Garth

Approximate Gross Internal Area

837 sq ft - 78 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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