



**\*\* FOR SALE BY MODERN AUCTION \*\***

**\*\* LARGE SCALE FAMILY HOME \*\* \*\* SIZEABLE PLOT \*\* \*\* HUGE POTENTIAL \*\*  
\*\* HIGHLY SOUGHT AFTER VILLAGE \*\* \*\* NO ONWARD CHAIN \*\***

**\*\* VIRTUAL TOUR AVAILABLE \*\***

It is our pleasure to bring to the market this individually built five bedroom detached property, which stands approximately on a 0.4 acre plot. We anticipate demand to be high as it has so much potential to modernise the home but, also to develop or extend, subject to the relevant consent. Built to an exacting standard by the family, having only one owner from new, rarely does such a home come to market. One can walk for miles and enjoy scenic beauty or simply relax and unwind and enjoy the beautifully tended gardens. Setback within its own grounds it has a great deal of privacy and gentle ambience, which is so often sought but, not often found.

It will certainly suit the needs of a variety of buyers and we have no hesitation in recommending a thorough viewing both inside and out to really appreciate what this home has to offer. It is brought to the market with no onward chain, there are solar panels (on lease basis), air duct heat source, generous driveway and larger than average single garage.

Please Note: Council tax band F. EPC band C. Freehold basis.  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Northside, Middridge, DL5 7JF**  
**5 Bedroom - House - Detached**  
**Guide Price £300,000**  
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: F**

## Northside, Middridge, DL5 7JF

### LOWER GROUND FLOOR

Main entrance reception with cloak/w.c. and two versatile, sizeable bedrooms. One of the bedrooms measuring approximately 23 foot in length has previously been used as a family/games room and would make a fantastic entertaining space. Stairs to the main ground floor which is accessed from the rear of the property.

### MAIN GROUND FLOOR

Second light and airy entrance hallway accessed from the rear, also at ground level will appeal to a lot of buyers. Cloak/w.c., two main reception rooms, impressive lounge with two windows along with a large sliding patio door to really capitalise on those views over the garden and over adjoining countryside to the front. Separate dining room, ideal for entertaining family and friends, well thought out kitchen/breakfast room, the kitchen providing a range of units with laminate work services, incorporating a sink unit with mixer tap, electric hob, cooker hood and double electric oven. Utility room with wall mounted boiler providing domestic hot water. Three well cared for bedrooms can be found to this floor, bedrooms one and two with ample wardrobe space. Family bathroom with coloured suite comprise of a panelled bath, shower cubicle, basin and w.c.

### EXTERNALLY

With lovely curb appeal from its frontal appearance overlooking adjoining countryside. Pedestrian access from both the front and rear. Generous block paved driveway allowing parking for multiple vehicles leading to the garage for further secure parking or storage with electric roller door. Overall the site extends to approximately 0.4 acres and can only be fully appreciated upon inspection, which we strongly recommend. The mature split-level gardens have been extremely well tended and established over the years. It is laid to lawn with trees & shrubs giving that sense of privacy. There is a garden pond various raised bedding, flowering borders, and lovely patio area ideal for alfresco dining.

### 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.

### MAIN ENTRANCE RECEPTION

### CLOAKROOM/W.C.

### FAMILY/GAMES ROOM/BEDROOM FIVE 15'0" x 12'7" (4.58m x 3.85m)



## Northside, Middridge, DL5 7JF

### BEDROOM

18'0" x 23'3" (5.49m x 7.09m)

### STAIRS TO MAIN GROUND FLOOR

### REAR ENTRANCE HALLWAY

### CLOAKROOM/W.C.

### LOUNGE

23'5" x 15'3" (7.14m x 4.66m)

### DINING ROOM

11'10" x 13'10" (3.63m x 4.22m)

### KITCHEN/BREAKFAST ROOM

11'9" x 13'5" (3.60m x 4.11m)

### UTILITY

5'10" x 7'2" (1.79m x 2.20m)

### BEDROOM

11'6" x 13'0" (3.51m x 3.98m)

### BEDROOM

14'0" x 11'5" (4.28m x 3.49m)

### BEDROOM

10'6" x 11'7" (3.21m x 3.55m)

### FAMILY BATHROOM/W.C.

10'2" x 8'0" (3.10m x 2.46m)

### FRONT EXTERNAL



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)

**Northside**  
 Approximate Gross Internal Area  
 2530 sq ft - 235 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. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Robinsons Tees Valley**  
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