

**\*\* FOR SALE BY MODERN AUCTION \*\*\* AUCTION CLOSSES ON 31st MAY 2024 AT 12PM \*\***

**\*\* FIVE BEDROOMED TOWN HOUSE \*\***

**\*\* SOLD AS SEEN\*\***

**\*\* LARGE REAR GARDEN \*\*\* BALCONY \*\***

**\*\* OFF STREET PARKING \*\*\* CLOSE TO LOCAL AMENITIES \*\*\* GOOD TRANSPORT LINKS \*\***

Deceptively large five bed town house located in the popular town of Aycliffe.

The property which benefits from having gas central heating and uPVC double glazing and lies close to local amenities and within a short walk of the Aycliffe town centre. Transport links to the A167 and A1(M) are within easy reach, with Darlington being only a short drive away.

Please note belongings and items in the property will not be removed

Council Tax Band A - Freehold - EPC rating D

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

**Baliol Green, Newton Aycliffe, DL5 5DY**

**5 Bed - House - Townhouse**

**Guide Price £95,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Baliol Green, Newton Aycliffe, DL5 5DY



## GROUND FLOOR

Hallway leading to a spacious lounge benefitting from laminate flooring and generous under stair storage. The kitchen benefitting from spotlights and laminate flooring, features a range of wall and base units, laminate work surfaces and integrated appliances including, electric oven, five ring gas hob, extractor and fridge/freezer.

A convenient ground floor cloakroom with w.c. and a separate utility area can be reached from the kitchen. An external side door accesses the garden.



## FIRST FLOOR

A landing area with storage cupboard leads to two double bedrooms and a family bathroom. The generously sized master bedroom being to the front aspect with a door leading to a further landing area with French doors onto a balcony. The spacious bathroom comprises of a bath with overhead electric shower, wash hand basin and low level w.c.



## SECOND FLOOR

Again a light and bright landing benefitting from a array of storage cupboards leading to three further well proportioned bedrooms, each of which benefit from having a storage cupboard.



## EXTERNALLY

To the front of the property there is a block paved driveway allowing off street parking for two/three cars. A gated passage leads to the enclosed large rear garden which is laid to lawn with dual storage sheds.

## HALLWAY

### LOUNGE

15'4" x 11'3" (4.67m x 3.43m)

### KITCHEN

11'8" x 8'3" (3.56m x 2.51m)

### GROUND FLOOR W/C

### UTILITY AREA

### FIRST FLOOR LANDING

### BEDROOM

15'4" x 11'3" (4.67m x 3.43m)

### BEDROOM

11'5" x 8'7" (3.48m x 2.62m)

### BATHROOM/WC

### SECOND FLOOR LANDING

### BEDROOM

14'3" x 11'5" (4.34m x 3.48m)

### BEDROOM

10'7" x 10'5" (3.23m x 3.18m)

### BEDROOM

8'9" x 7'4" (2.67m x 2.24m)

### REAR GARDEN

### FRONT ELEVATION



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## 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.

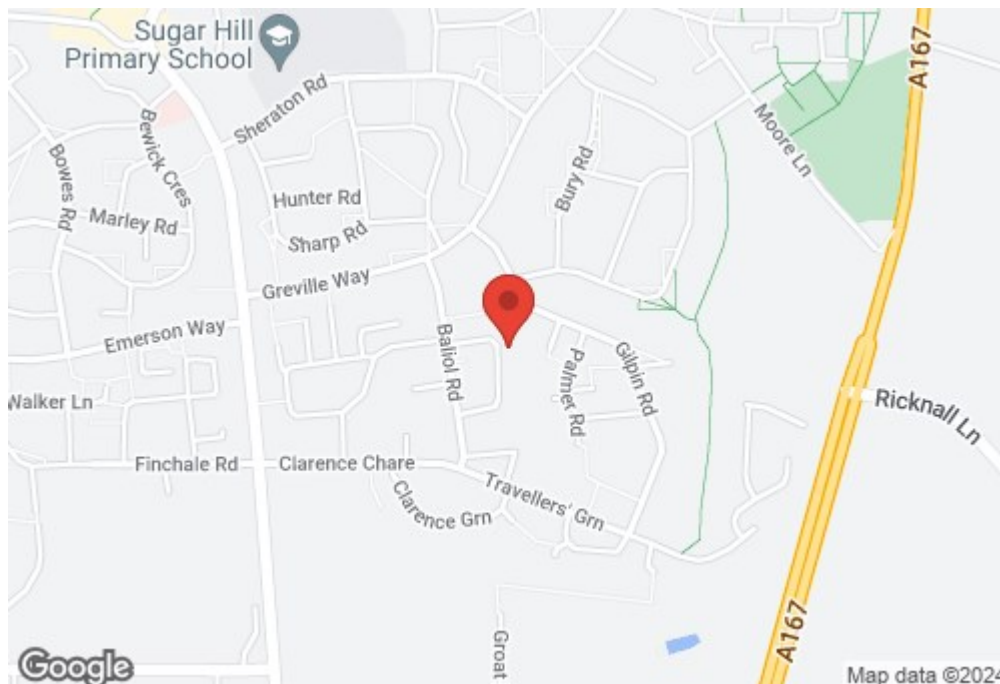
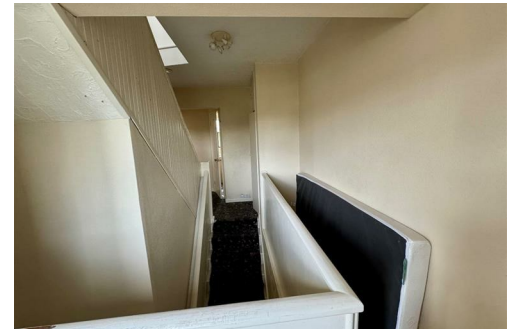
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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.

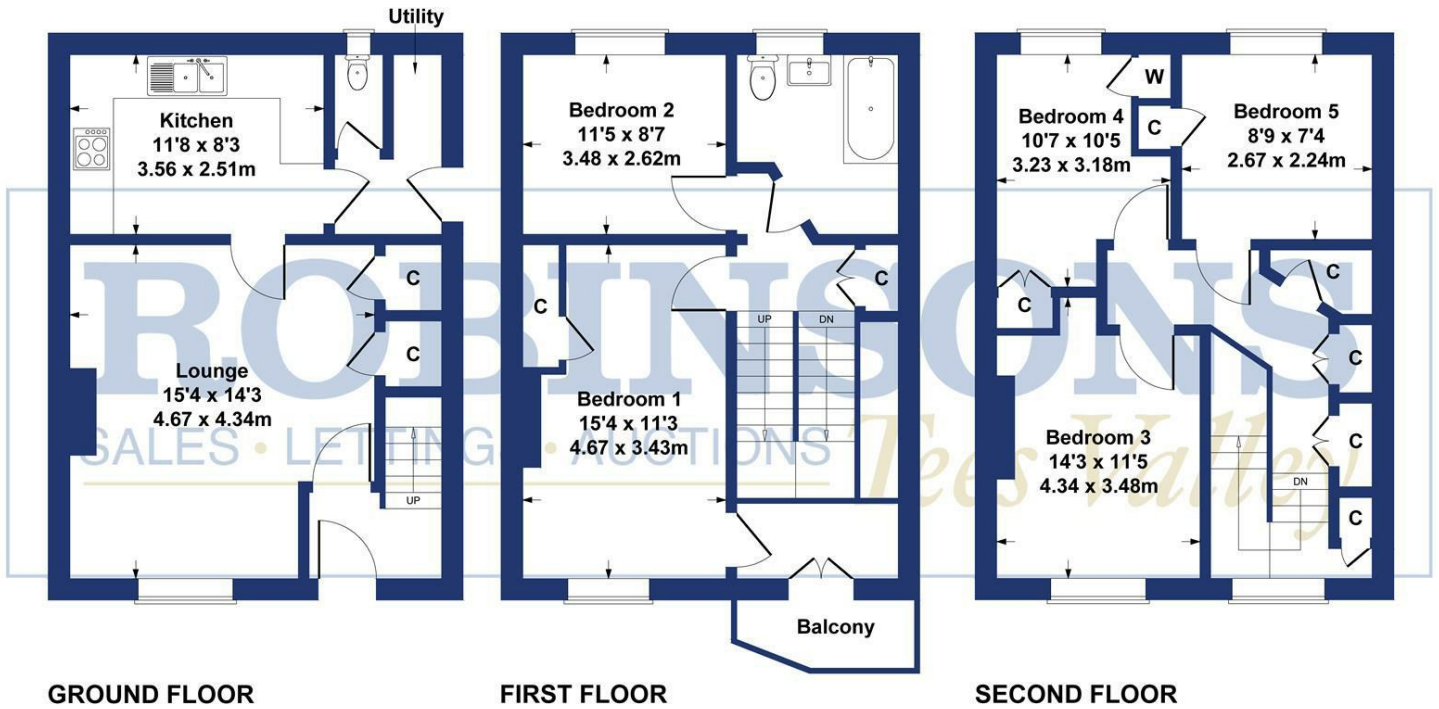




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## 12 Baliol Green

Approximate Gross Internal Area  
1242 sq ft - 115 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

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		65	80
EU Directive 2002/91/EC			

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**SMITH & FRIENDS**  
ESTATE AGENTS