



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

**** TWO BEDROOMED TERRACE *** TWO RECEPTION ROOMS ****
**** REAR COURTYARD *** SOUGHT AFTER LOCATION ****
**** GOOD TRANSPORT LINKS *** NO ONWARD CHAIN ****

Well presented two bed terraced property located in the ever popular Denes/Cockerton area of Darlington and lies within easy reach of the town centre, local amenities and good schooling. Good transport links to the A1(M), A66 and train station are also within a short drive.

The property which benefits from having uPVC double glazing and gas central heating.

In our opinion, the home would ideally suit a variety of purchasers, including first time buyer, small family or would make an ideal investment opportunity.

Council tax band A. Freehold basis. EPC rating D.

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

Vine Street, Darlington, DL3 6HP

2 Bed - House - Mid Terrace

Starting Bid £95,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Vine Street, Darlington, DL3 6HP



GROUND FLOOR

An entrance vestibule leads into a spacious, light and bright lounge, featuring an inset gas fire, laminate flooring and bay window. The well proportioned dining room which benefits from having an under stair storage cupboard leads to a good sized kitchen comprising of a range of wall and base units with contrasting worktops and integrated appliances, including, electric oven and gas hob. Additionally there is space for a fridge, freezer and plumbing for an automatic washing machine. A rear lobby accesses the well appointed bathroom comprising of bath with overhead shower, wash hand basin, W/C and heated towel rail.



FIRST FLOOR

There are two generously sized double bedrooms, with the master benefitting from having a storage cupboard.



EXTERNALLY

To the front of the property there is an easily maintained forecourt, whilst to the rear there is a small courtyard with gated access.



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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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

LOUNGE

13'1" x 13'1" (4.00 x 3.99)

Vine Street, Darlington, DL3 6HP



DINING ROOM
13'1" x 8'2" (4.01 x 2.49)

KITCHEN
5'11" x 9'4" (1.82 x 2.87)

INNER HALLWAY

BATHROOM/W.C
5'6" x 6'0" (1.68 x 1.83)

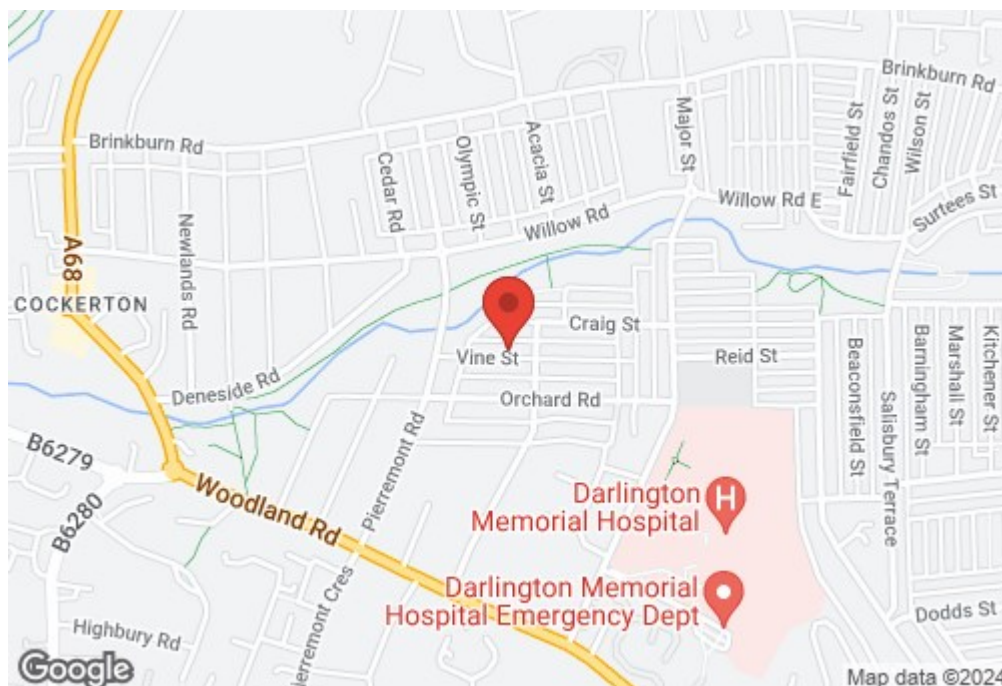
FIRST FLOOR

BEDROOM
13'1" x 13'1" (4.00 x 4.01)

BEDROOM
13'0" x 8'2" (3.97 x 2.51)

REAR COURTYARD

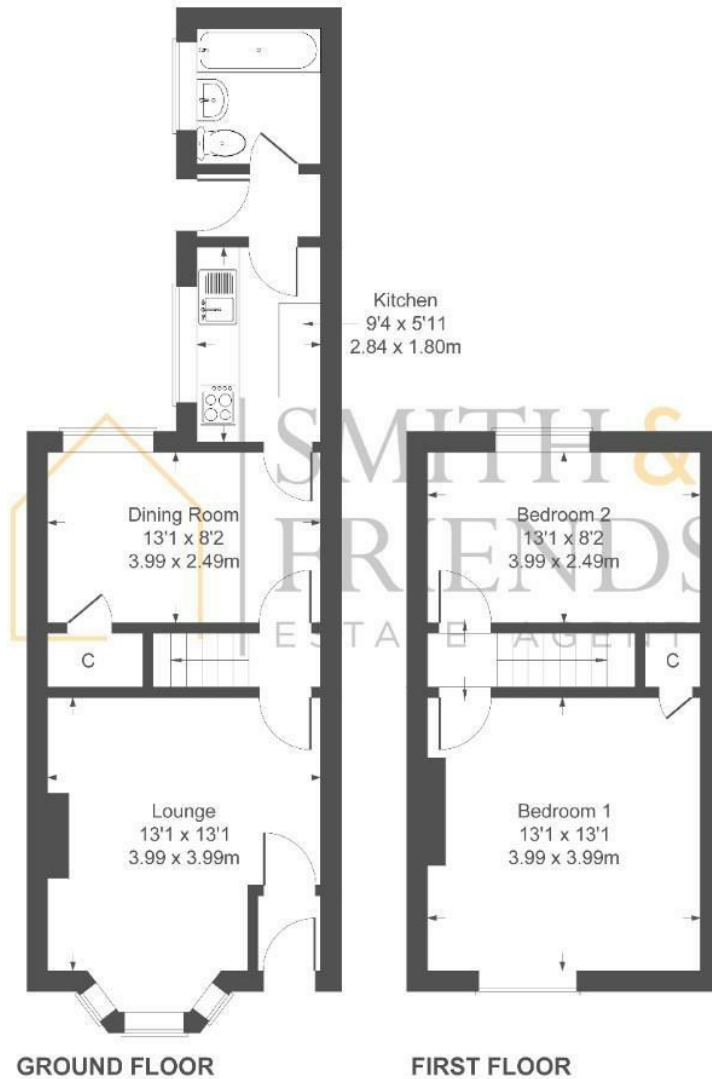
FRONT EXTERNAL



Vine Street, Darlington, DL3 6HP

Vine Street

Approximate Gross Internal Area
780 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2024
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			84
(81-91) B			
(69-80) C		66	
(55-68) D			
(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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