



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

Smith and Friends are pleased to offer for Sale this well maintained two double bedroom semi detached house located close to all local amenities, bus routes and easy access into Darlington Town centre. The accommodation comprises entrance hall, lounge, kitchen. To the first floor are two double bedrooms, bathroom. Outside there are gardens to the front and rear. Offered with no upward chain.

Viewings strictly by appointment only.

Council tax band A. Freehold basis. EPC rating D.  
Please contact Smith & Friends to arrange a viewing

Milton Street, Darlington, DL1 4ET  
2 Bed - House - Semi-Detached  
Guide Price £72,000  
EPC Rating: D  
Council Tax Band: A  
Tenure: Freehold



# Milton Street, Darlington, DL1 4ET



## 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 Hall

### Lounge

13'3" x 15'1" (4.04m x 4.60m )

### Kitchen

9'0" x 11'5" (2.76m x 3.50m )

### Bedroom 1

15'1" x 13'3" (4.60m x 4.04m)

### Bedroom 2

12'6" x 9'2" (3.82m x 2.81m )

### Bathroom

### Rear Garden





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Driveway

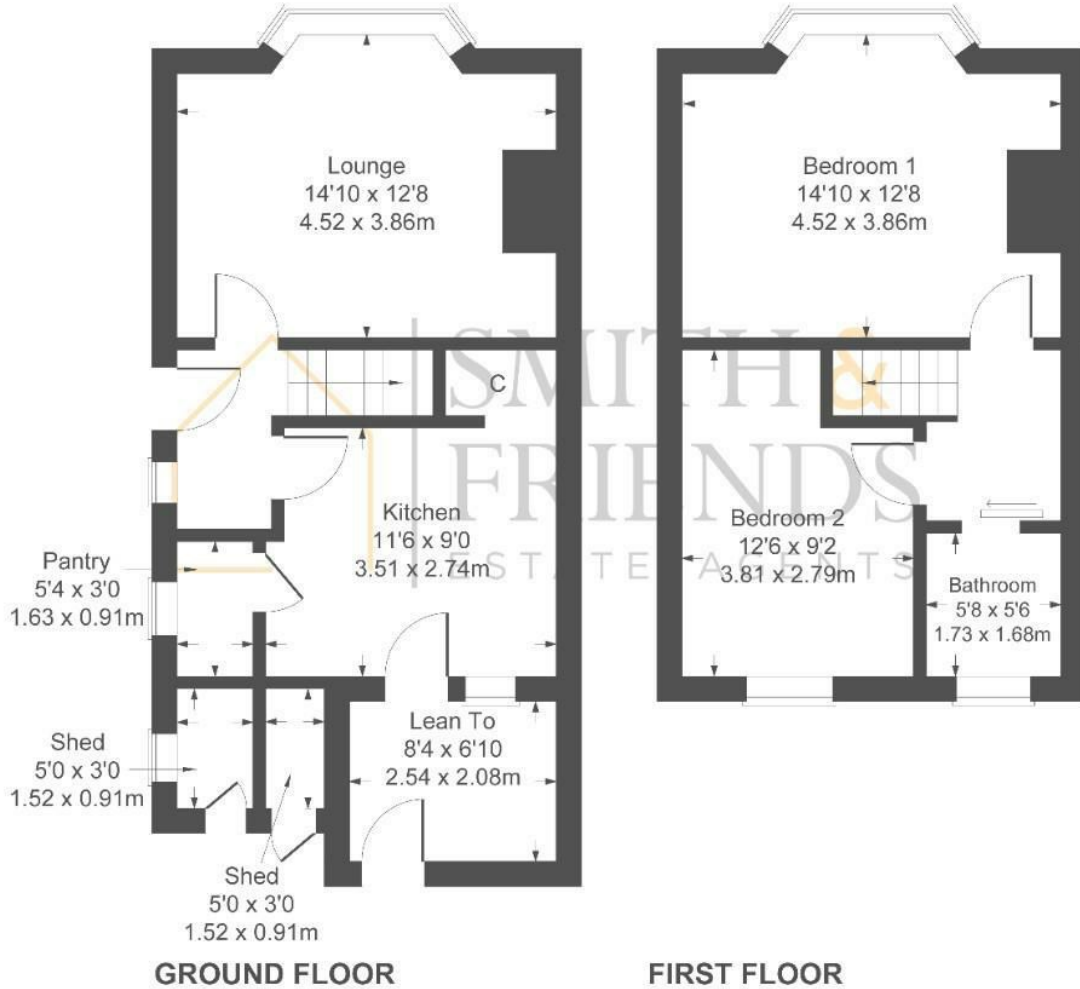
Front Garden



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Milton Street

Approximate Gross Internal Area  
766 sq ft - 71 sq m  
(Excluding Lean To)



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			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

