



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

**\*\* SIZEABLE VICTORIAN TOWN HOUSE \*\* \*\* DEVELOPMENT POTENTIAL \*\***

**\*\* FIVE/SIX BEDROOMS \*\* \*\* WEST END LOCATION \*\***

**\*\* NO ONWARD CHAIN \*\***

A rare opportunity has arisen to acquire this large scale three storey property located in the prestigious West End of Darlington which falls within the catchment area of excellent schooling. The property has huge potential and will certainly appeal to a variety of buyers, those looking to convert back to a substantial family home or those retaining as a multiple occupancy.

Council tax band - E. Freehold basis. EPC Band D

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

**Polam Road, Darlington, DL1 5NW**

**5 Bed - House - Mid Terrace**

**Guide Price £150,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## GROUND FLOOR

Entrance hall with a useful cupboard, main hallway allowing access to two excellent sized reception rooms, principal reception room with a large bay window to the front flooding the room with natural light, a dining room to the rear. Inner hallway allowing access to a ground floor shower room and separate w.c. in turn through to the kitchen in turn through to a store room.

## FIRST FLOOR

There are three bedrooms to the first floor, possibly a fourth bedroom as it is currently set up as a kitchen. There is also a shower room/w.c. along with a separate w.c. The master bedroom situated to the front has a large bay window, open spindle balustrade leading to the second floor.

## SECOND FLOOR

There is a pleasant sized landing and two good sized bedrooms and under eaves storage.

## EXTERNALLY

The front garden is enclosed by a dwarf brick wall and has been a lawned area. To the rear of the property there is an enclosed courtyard which has access to the rear service lane via a single gate.

## ENTRANCE HALL

### LOUNGE

**17'x15' (5.18mx4.57m)**

(18'5 into bay)

### DINING ROOM

**14'9x13'7 (4.50mx4.14m )**

(17'3 into bay)

### GROUND FLOOR SHOWER ROOM

**8'3x5'9 (2.51mx1.75m)**

### SEPARATE W.C.

### KITCHEN

**9'2x14'8 (2.79mx4.47m)**

### STORE ROOM

## FIRST FLOOR

### MASTER BEDROOM

**14'9x15'2 (4.50mx4.62m )**

(18'1 into bay)

### BEDROOM TWO/KITCHEN

**14'9x13'7 (4.50mx4.14m)**

### BEDROOM THREE

**12'x12' max (3.66mx3.66m max)**

Narrowing to 9'4

### BEDROOM FOUR

**9'2x14'8 (2.79mx4.47m)**



# Polam Road, Darlington, DL1 5NW



**SHOWER ROOM/W.C.**  
8'3x5'9 (2.51mx1.75m)

## SECOND FLOOR LANDING

**BEDROOM FIVE**  
13'8x10'3 (4.17mx3.12m)

**BEDROOM SIX**  
13'8x9'4 (4.17mx2.84m)

## EXTERNALLY

The front garden is enclosed by a dwarf brick wall and has been a lawned area. To the rear of the property there is an enclosed courtyard which has access to the rear service lane via a single gate

## Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £445 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



# Polam Road, Darlington, DL1 5NW

## Polam Street, Darlington Approximate Gross Internal Area 2720 sq ft - 252 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			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(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	

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