



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

This property is for sale by Modern Method of Auction powered by Iamsold Ltd - Starting Bid £126,000 and Subject to Reservation Fee

Smith and Friends are delighted to offer for sale this spacious two bed property. Situated in the ever popular Whinfield area of Darlington the property benefits gas central heating and uPVC double glazing. This generously sized home has been extended to the rear and features a large garden to the rear which benefits from an open aspect.

The property lies close to local amenities including, Asda supermarket, schooling, pub and pharmacy. Good transport links to the A66, A1(M) and train station are within easy reach.

In our opinion the property will suit a variety of purchasers and must be viewed to fully appreciate the potential of this home.

Council tax band - C. Freehold basis. EPC Band D  
Please contact Smith & Friends to arrange viewing (formerly Robinsons Tees Valley)

**Barmpton Lane, Darlington, DL1 3HF**

**2 Bed - House - Semi-Detached**

**Guide Price £126,000**

**EPC Rating: D**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Barmpton Lane, Darlington, DL1 3HF



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## GROUND FLOOR

A welcoming entrance leads to the lounge, dining room. The generously sized lounge features a bay window and gas fire with surround. A well proportioned dining room to the rear aspect leads to the kitchen and benefits from fitted alcove storage and convenient under stair storage cupboard. The light and bright kitchen comprises of a range of wall and base units, integrated electric oven, gas hob and extractor. Additionally there is a walk in pantry. Accessing the garden, the light and airy conservatory makes a great space to relax.

## FIRST FLOOR

A landing area leads to two double bedrooms and a bathroom. The spacious master bedroom to the front aspect benefits from fitted wardrobes, while the good sized second bedroom to the rear overlooks the garden. The bathroom which benefits from a storage cupboard comprises of a bath with overhead electric shower, wash hand basin and low level w.c.

## EXTERNALLY

To the front of the property there is a low maintenance gravelled garden and generous driveway leading to the garage with up and over door and separate workshop area to the rear.

The extensive rear garden is laid to lawn and features borders with established shrubs and makes a great space to relax in the warmer months.

## ENTRANCE HALL

### LOUNGE

15'3" x 9'7" (4.65m x 2.94m)

### DINING ROOM

11'11" x 13'10" (3.64m x 4.24m)

### CONSERVATORY

5'11" x 7'11" (1.82m x 2.42m)

### KITCHEN

7'4" x 12'9" (2.24m x 3.89m)

## FIRST FLOOR LANDING



# Barmpton Lane, Darlington, DL1 3HF



**BEDROOM**  
15'3" x 9'10" (4.65m x 3.02m)

**BEDROOM**  
8'3" x 10'9" (2.53m x 3.29m)

**BATHROOM/W.C.**  
6'5" x 7'3" (1.98m x 2.23m)

**FRONT EXTERNAL**

**REAR GARDEN**

**GARAGE**  
19'2" x 9'2" (5.85m x 2.8m)





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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		60	
(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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