



****SOLD BY MODERN AUCTION****

**** DETACHED FAMILY HOME *** REAR GARDEN ** ** EXCELLENT TRANSPORT LINKS ****

Smith and Friends are delighted to offer for sale this beautifully presented three bed detached home located in a quiet cul de sac in the ever popular Harrogate Hill area of Darlington. Ideally situated for supermarket, GP's surgery, popular schools and allowing easy access to both the A1 and the A66. The property has been lovingly maintained by the current owner and has recently undergone a kitchen, bathroom and en-suite makeover. It benefits from gas central heating, uPVC double glazing, gardens to the front and rear and off street parking.

The exterior features clean brickwork, large windows and is very well-maintained, all framed by mature landscaping. Inside, the home retains its original character, high-quality fixtures and spacious rooms filled with natural light. The living room boasts a large bay window and feature fireplace, adding warmth and a cosy ambiance. The kitchen is both functional, spacious and inviting, with modern cabinetry, complimented by updated appliances. Bedrooms are generously sized with ample closet space and the bathrooms are modern, spacious and functional.

Please Note: Council Tax Band C. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange a viewing.

Girton Walk, Darlington, DL1 2YF

3 Bed - House - Detached

Offers Over £190,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Girton Walk, Darlington, DL1 2YF



The property also includes a spacious garage and a neatly manicured garden, with space for growing your own vegetables but also offering privacy and tranquillity. The home would suit a variety of purchasers and viewing is highly recommended.

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 buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.

Entrance Hall

Lounge

13'9" x 12'2" (4.20m x 3.73m)

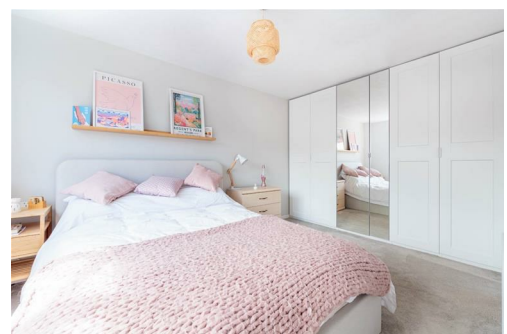
Kitchen Dining Room

15'3" x 10'10" (4.67m x 3.32m)

Rear Lobby

Downstairs Cloakroom

First Floor Landing



Girton Walk, Darlington, DL1 2YF



Bedroom 1
12'7" x 9'1" (3.84m x 2.77m)

En-Suite Shower Room

Bedroom 2
12'7" x 8'2" (3.86m x 2.49m)

Bedroom 3
8'7" x 9'1" (2.62m x 2.79m)

Family Bathroom
11'8x6'3 (3.56mx1.91m)

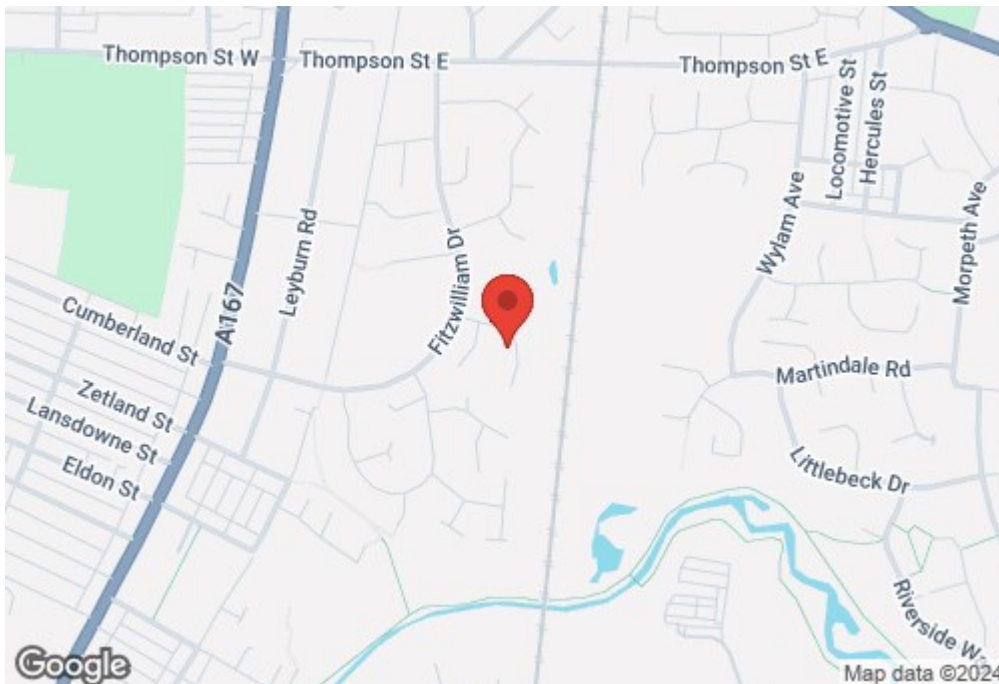
Outside

Driveway

Front Garden

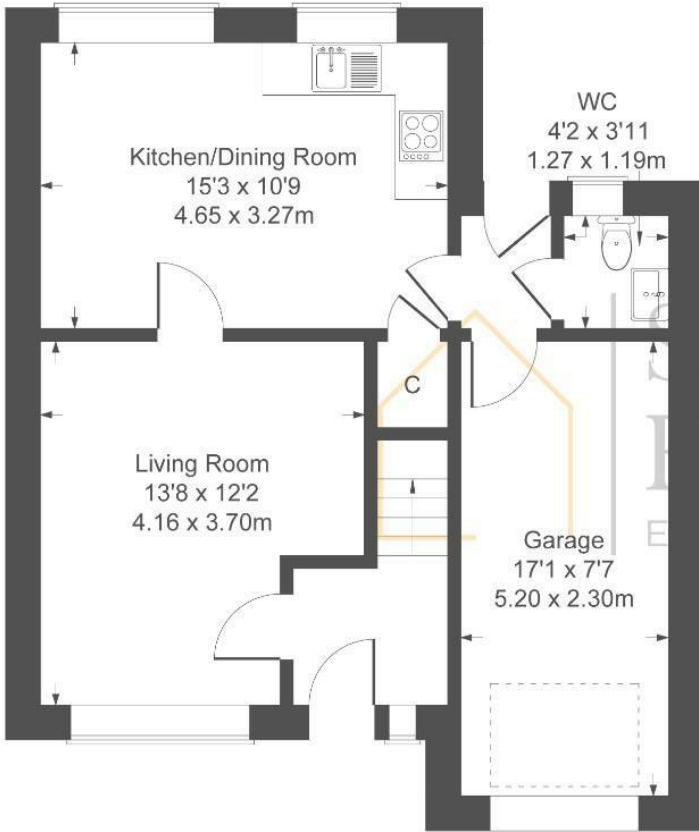
Rear Garden

Garage
17'0" x 7'6" (5.2m x 2.3m)



Girton Walk

Approximate Gross Internal Area
1044 sq ft - 97 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			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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