



**\*\* FOR SALE BY MODERN AUCTION \*\* \*\* WEST END LOCATION \*\***

This detached house, located in the very desirable Carmel Road area of Darlington, offers a unique opportunity for renovation enthusiasts. The property, though spacious and full of potential, is in need of modernisation to bring it up to contemporary living standards. Featuring a traditional layout, the home includes multiple well-proportioned rooms, large windows and generous outdoor space. However, the interior is dated, with original fixtures and fittings that require updating, including the kitchen and bathrooms.

The exterior, while structurally sound, could benefit from cosmetic enhancements. Situated in a desirable location with access to local amenities, the property presents an ideal canvas for those looking to create a modern family home or a rewarding investment project. This modern auction presents a rare chance to acquire a detached home with great potential for transformation.

Please Note: Council tax band F. Freehold basis.

**Carmel Road North, Darlington, DL3 8JE**

**3 Bed - House - Detached**

**Guide Price £250,000**

**EPC Rating:**

**Council Tax Band: F**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Carmel Road North, Darlington, DL3 8JE



## Entrance Hall

Lounge  
26'x12'11 (7.92mx3.94m)

Dining Room  
11'5x13' (3.48mx3.96m)

Conservatory  
12'2x8'11 (3.71mx2.72m)

Kitchen  
12'5x9'5 (3.78mx2.87m)

Reception Room  
18'6x11'1 (5.64mx3.38m)

WC

First floor Landing

Bedroom  
15'9x12'11 (4.80mx3.94m)

Bedroom  
10'11x13'1 (3.33mx3.99m)

Bedroom  
11'6x7'9 (3.51mx2.36m)

Bathroom  
10'10x9'7 (3.30mx2.92m)

Outside

Front Garden

Rear Garden

Drive and Garage

## 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.



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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.

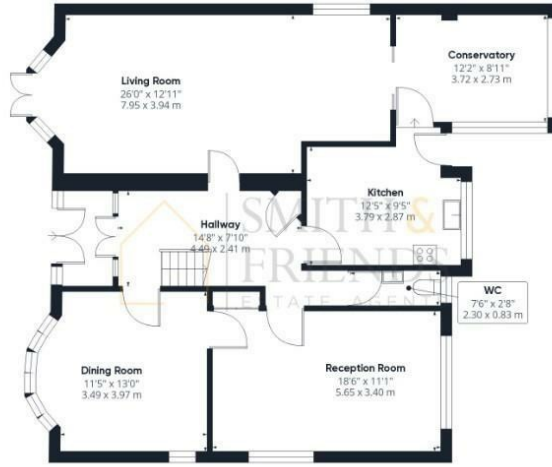
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

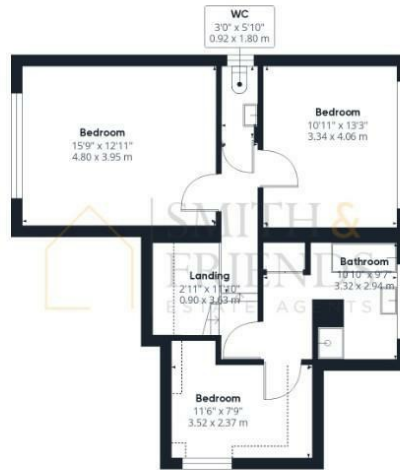
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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.



# Carmel Road North, Darlington, DL3 8JE



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1756.45 ft<sup>2</sup>  
163.18 m<sup>2</sup>

**Reduced headroom**

41.66 ft<sup>2</sup>  
3.87 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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

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