

**** MID TERRACE HOUSE **** TWO BEDROOMS** ** FITTED KITCHEN ****
**** IDEAL BUY TO LET **** CLOSE TO TOWN CENTRE ****

Spacious two bedroom mid terrace house in a popular residential area off Houghton Road and within walking distance of the town centre. In good decorative order and with the benefit of double glazing, gas central heating and a modern fitted kitchen. An ideal purchase for a landlord/ investor looking for a buy to let property. The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, fitted Kitchen with built in oven and hob, Landing, two double Bedrooms and Bathroom/ wc with a white suite and shower cubicle. Enclosed yard to the rear.

Auctioneers Comments:

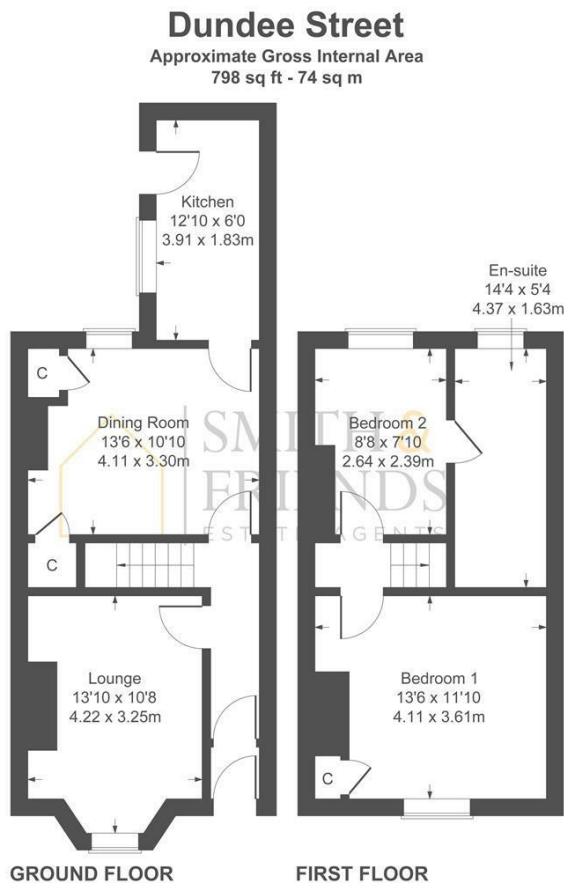
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

Dundee Street, Darlington, DL1 1JX
2 Bedroom - House - Mid Terrace
Starting Bid £55,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Dundee Street, Darlington, DL1 1JX



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	