



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £350,000 PLUS RESERVATION FEE ***

3358 Sq/Ft of Prime Residential period Property. Nestled in Darlington's prestigious West End, this exquisite double-fronted Georgian four-storey house exudes timeless elegance and modern sophistication. Symmetry and period charm define its striking façade, while its interiors have been meticulously modernised to a high standard. The heart of the home is the spectacular kitchen-dining room, a true showstopper, boasting state-of-the-art appliances and luxurious finishes. French doors open onto a balcony, perfect for alfresco dining and entertaining, blending indoor and outdoor living seamlessly. Generously proportioned rooms across four levels offer versatility and comfort, with period features such as sash windows and high ceilings complementing contemporary enhancements. This stunning residence combines historical grandeur with modern luxury, making it a perfect family home or an entertainer's dream, in one of Darlington's most desirable locations.

Grange Road has easy access to Darlington Town centre which provides a plethora of well regarded restaurants, cafes, bars and leisure facilities, along with well regarded schools, and fantastic transport links, making it a prime choice for those seeking a vibrant community.

See auctioneers comments for further information.

*****NO UPWARD CHAIN*****
PROPERTY: FREEHOLD
GARDENS: LEASEHOLD
COUNCIL TAX BAND F
EPC RATING D

Grange Road, Darlington, DL1 5NT

6 Bedroom - House

Starting Bid £350,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: F



**SMITH &
FRIENDS**
ESTATE AGENTS

Grange Road, Darlington, DL1 5NT



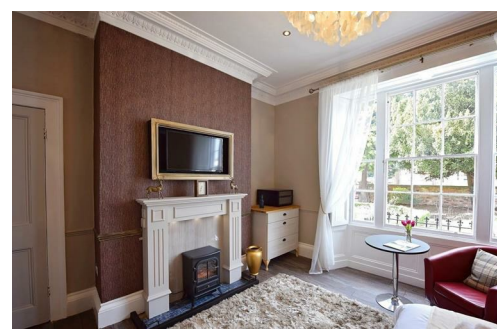
AUCTIONEERS COMMENTS

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

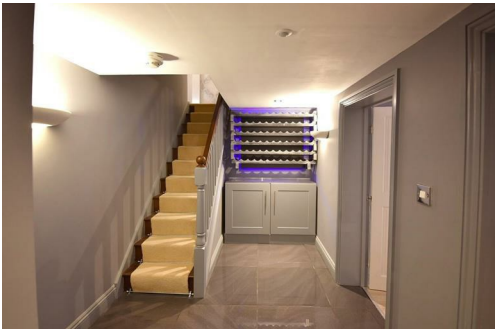
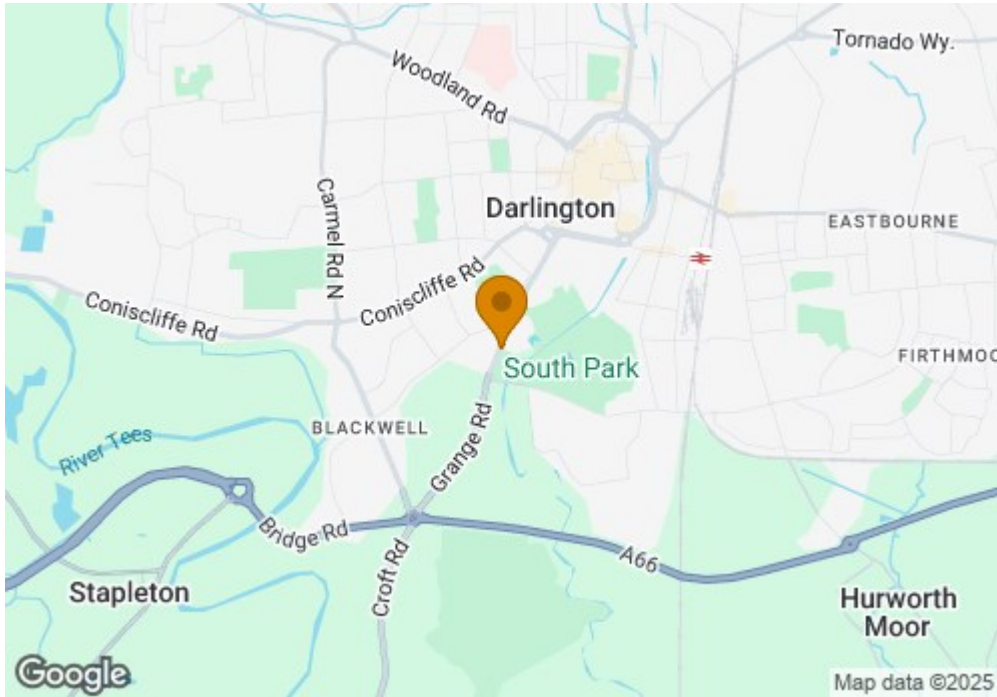
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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 £960 inc. VAT. These services are optional



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(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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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. We 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.

7 Duke Street, Darlington, Co. Durham, DL3
7RX
01325 484440
darlington@smith-and-friends.co.uk

