



**Crosby Street, DL3 0HW**  
**3 Bed - House - End Terrace**  
**Starting Bid £145,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: A**



# Crosby Street Darlington DL3 0HW

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL PURCHASE FOR BUILDER OR DEVELOPER \*\*\*

Rare to the market this end terraced house with an additional one bedroom annexe provides huge opportunity for a family, builder, developer or investor looking for HMO or Rental Property. Located within the popular Harrowgate Hill area of Darlington, within walking distance of schools, shops and bus routes.

The property has been carefully designed to host a two bedroom house with a one bedroom annexe, offering independent living for a family.

The main dwelling comprises of; Living Room, Dining Room, Fitted Kitchen, Bathroom, Sunroom.

The first floor has a Landing, which you will find Two Double Bedrooms with the Master Bedroom benefitting from an En-Suite.

The Annexe provides independent living, with open-plan fitted Kitchen/Dining/Living Space, an additional Bedroom and an En-Suite.

Externally, the property has double gates to the front allowing privacy to the garden and driveway, whilst at the rear of the property you will find a courtyard.

This property has scope for second floor extension to the annexe, and two storey extension to the rear of the property. Subject to Planning Consent/Application.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

FOR SALE BY AUCTION. STARTING BID £145,000











## GROUND FLOOR

### Living Room

14'11" x 14'8" (4.55m x 4.48m)

### Dining Room

15'10" x 11'3" (4.85m x 3.43m)

### Kitchen

6'6" x 10'0" (2.00m x 3.07m)

### Downstairs Bathroom

8'11" x 8'2" (2.73m x 2.51m)

### Sunroom

8'10" x 14'8" (2.71m x 4.48m)

## FIRST FLOOR

### Landing

2'11" x 2'11" (0.90m x 0.91m)

### Bedroom 1

12'9" x 10'2" (3.90m x 3.12m)

### En-Suite Shower Room

4'3" x 7'8" (1.31m x 2.36m)

### Bedroom 2

13'10" x 11'1" (4.23m x 3.38m)

### Annexe Kitchen/Living/Dining Room

16'2" x 15'1" (4.94m x 4.61m)

### Annexe - Bedroom 3

13'3" x 10'11" (4.06m x 3.33m)

### Annexe - En-Suite Shower Room

10'7" x 3'10" (3.24m x 1.19m)

## AUCTIONEERS COMMENTS

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 winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

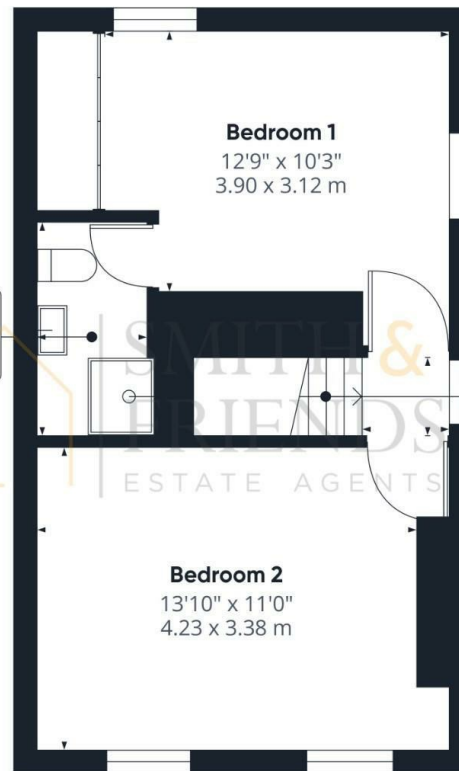




Ground Floor



**En-Suite Shower Room**  
4'3" x 7'8"  
1.31 x 2.36 m



Floor 1

floor plan is intended for illustration  
only.

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Approximate total area<sup>(1)</sup>  
355 ft<sup>2</sup>  
33 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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Ground Floor



Floor 1

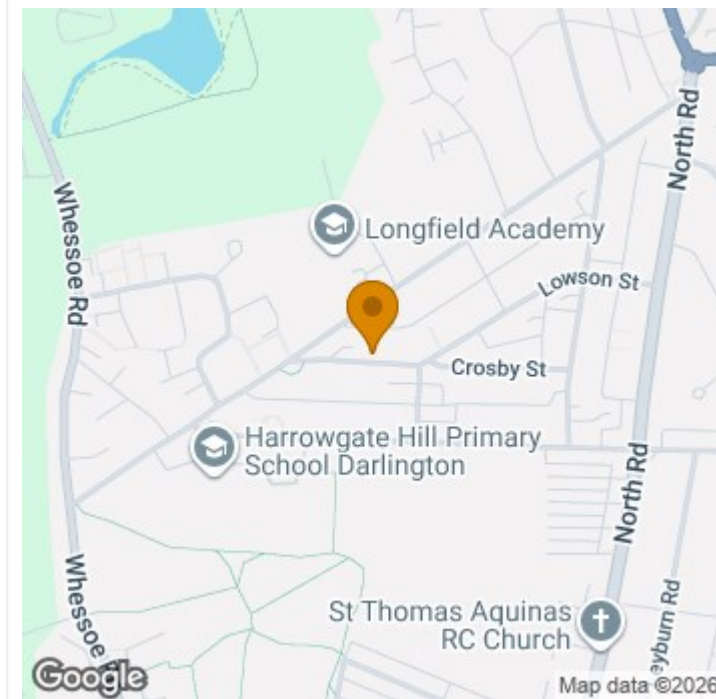


Approximate total area<sup>(1)</sup>  
1434 ft<sup>2</sup>  
133.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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 |           |

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.

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