



High Green

Darlington DL2 3DL

By Auction £290,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# High Green

## Darlington DL2 3DL



- 5 Bedroom Georgian Property
- Situated in the Village of Gainford

- Three Reception Rooms
- Council Tax Band F

- Beautiful South facing Garden
- EPC Rating E

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £290,000  
Welcome to this charming five-bedroom house located in the picturesque village of Gainford, Darlington. This stunning property boasts a sandstone-built exterior that exudes character and charm. The Georgian south facing property dates back to the early 1700's and was in fact a Greengrocers up until the 1960's, then becoming a Gift Shop in later years. Since 1984 the property has been lived in as a comfortable family home.

Upon entering, you are greeted by three spacious reception rooms that offer versatility and ample space for entertaining guests or relaxing with family. The open-plan kitchen diner is perfect for hosting dinner parties or enjoying casual family meals.

With five well-appointed bedrooms, there is plenty of room for a growing family or for accommodating guests. The two bathrooms provide convenience and comfort for busy mornings or unwinding after a long day.

The location of this property in Gainford is truly special, offering a peaceful and idyllic setting while still being within easy reach of local amenities and transport links. Whether you're looking for a tranquil retreat or a place to raise a family, this house has it all.

Don't miss the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the charm and warmth that this property has to offer.

**Entrance Hall**  
Porch door to front, staircase to first floor landing and radiator.

**Downstairs Cloaks**

**Dining Room**  
141 x 126 (4.29m x 3.81m)  
Sash window to front, storage cupboard and radiator.

**Kitchen**  
132 x 123 (4.01m x 3.73m)  
Fitted with wall, base and drawer units, sink unit, integrated dishwasher. Breakfast Bar/Island, pantry area and space for cooker and fridge freezer. There are French Doors to rear.

**Reception One**  
142 x 135 (4.32m x 4.09m)  
Sash window to front, fire place and radiator.

**Reception Two**  
136 x 122 (4.11m x 3.71m)  
Bow window to side, access to downstairs cloaks

**Bedroom**  
1311 x 139 (4.24m x 4.19m)  
Window to side, wash hand basin, access to shower, radiator and access to the lane.

**First Floor Landing**  
Window to rear and access to loft.

**Bedroom One**  
14 x 127 (4.27m x 3.84m)  
Sash window to front, storage cupboard and radiator.

**En-Suite**  
Window to rear, bath with shower over and screen, w/c, wash hand basin, radiator.

**Bedroom Two**  
15'4 x 13'6 (4.67m x 4.11m)  
Sash window to side, fireplace and radiator.

**Bedroom Three**  
14'1 x 13'7 (4.29m x 4.14m)  
Sash window to front and radiator.

**Bedroom Four**  
13 x 72 (3.96m x 2.18m)  
Sash window to front and radiator.

**Family Bathroom**  
Window to rear, fitted bath with shower over and screen, w/c, wash hand basin, double storage cupboard and radiator.

**Externally**  
To the rear there is an enclosed court yard with 3 outhouses. Right of way for bin use.  
To the front is mainly laid to lawn with patio area and well established borders.  
To the side, stone built brickwork.

**Externally**

**Council Tax**  
Band F

**Tenure**

**Note**  
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

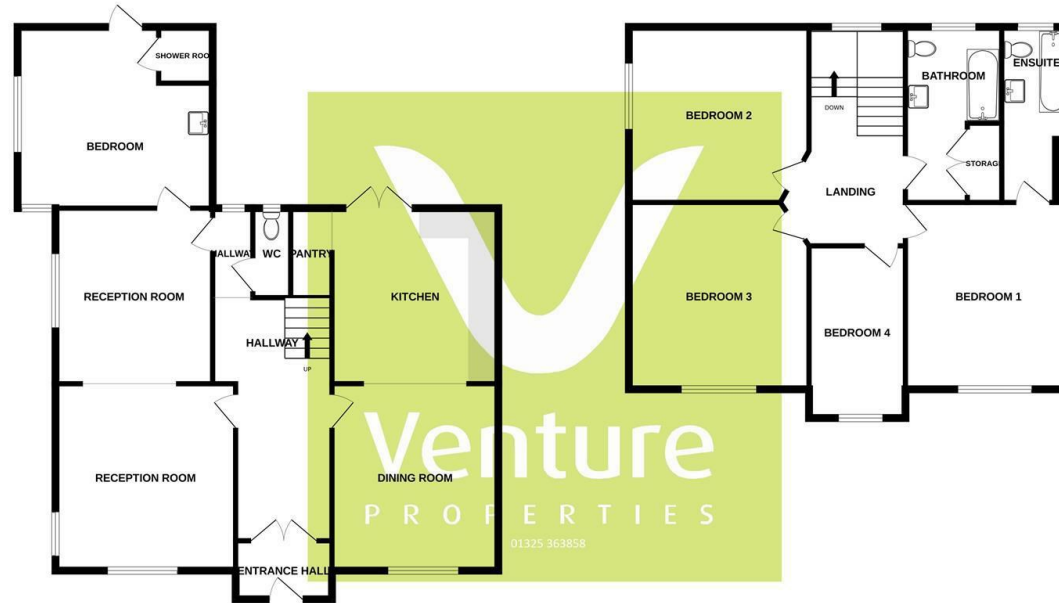
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com