



Surtees Street

Darlington DL3 6PP

By Auction £52,000





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Surtees Street

Darlington DL3 6PP



- Two Bedrooms
- Double Glazing
- Denes Area

- Dining Room
- Council Tax Band A
- Immediate Exchange Of Contracts Available

- Gas Central Heating
- Walking distance to town centre
- Sold via 'Secure Sale'

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £58,000

Two Bedroom, Terraced Property, located in the Denes area of Darlington, within a short walking distance of the memorial hospital, schools, shops and local amenities. The property offers well proportioned accommodation. To the first floor there are two double bedrooms and on the ground floor - porch area, leading to the lounge with feature fire place, separate dining room, fitted kitchen and modern bathroom and garden to the rear with garage.

Early viewing is highly recommended.

Council Tax Band A.

Entrance Vestibule

UPVC front door, laminate flooring, opening leading to.

Living Room

14'3" x 11'2" (4.359 x 3.428)

Laminate flooring, feature mantelpiece, double glazed window and double radiator leading to.

Dining Room

11'3" x 8'2" (3.450 x 2.504)

Laminate flooring, double glazed window, single radiator, floor, wall and drawer units with contrasting work surfaces, stairs to first floor and under stairs storage.

Kitchen

10'0" x 6'7" (3.070 x 2.024)

Vinyl flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink with mixer tap, electric oven and gas hob, part tiled walls, storage cupboard, double glazed window and UPVC part glazed door leading to rear yard.

Bathroom

Vinyl flooring, modern bathroom suite comprising low level w/c, wash hand basin, panelled bath, part tiled walls, double glazed window and single radiator.

First Floor

Leading to.

Bedroom One

14'4" x 11'2" (4.393 x 3.421)

Double bedroom situated to the front of the property with laminate flooring, double glazed window and single radiator.

Bedroom Two

11'7" x 11'3" (3.552 x 3.442)

Double bedroom situated to the rear of the property with laminate flooring, double glazed window and double radiator.

Externally

Enclosed yard to the rear of the property with a garage to the rear for storage of for off street parking, with access to rear alleyway.

Council Tax

Band A

Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

Auction Notes

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.

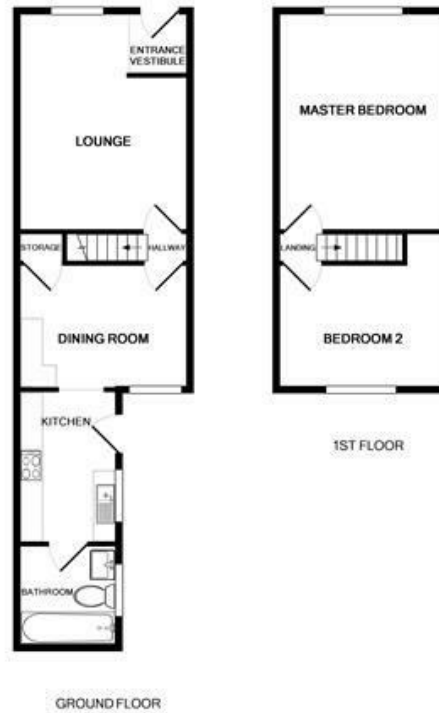
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.

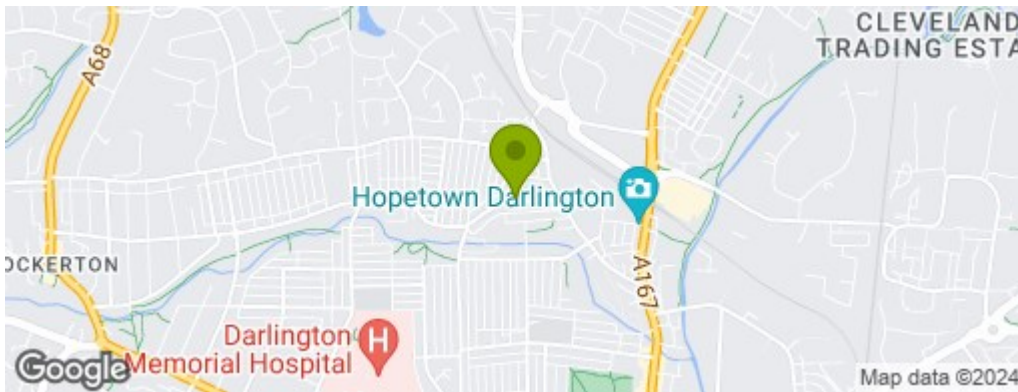
Auctioneers Additional Comments

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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