



North Road

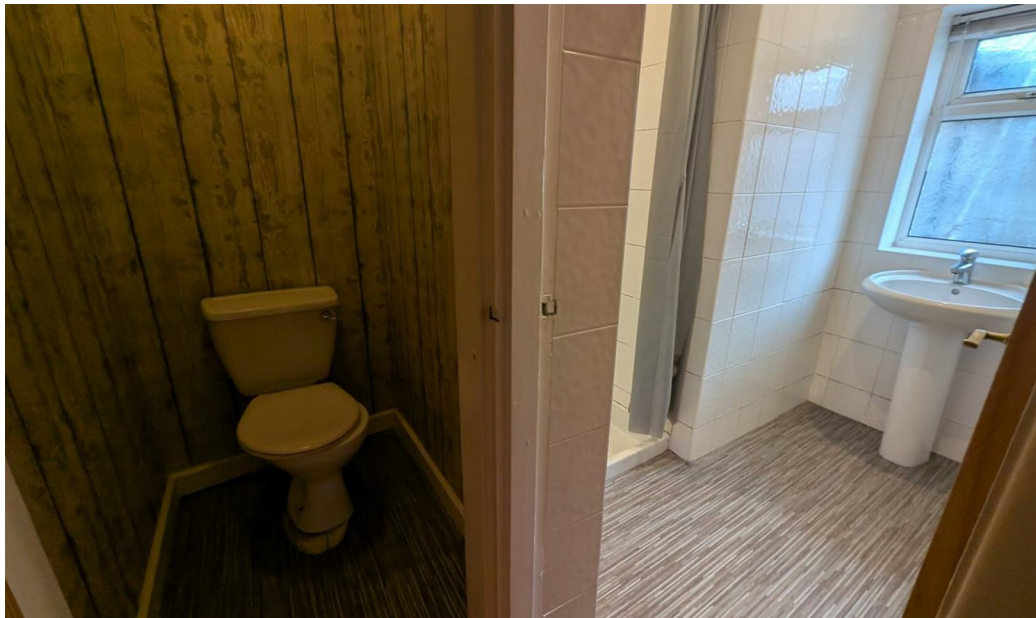
Darlington DL1 2PU

By Auction £69,000





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North Road

Darlington DL1 2PU



- Three Bedroom End of Terrace
- Garage to Rear
- Epc Rating tbc

- Being Sold By 'Secure Sale'
- Two Bathrooms
- Close to Shops and Schools

- Immediate Exchange of Contracts Available
- Council Tax Band B
- Within Walking Distance to Transport Links

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £69,000. This property will be legally prepared enabling any buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled on North Road in the charming town of Darlington, this spacious end-terraced home presents an excellent opportunity for both first-time buyers and seasoned investors alike. Boasting three well-proportioned bedrooms, this property offers ample space for families or those seeking extra room for guests or a home office.

The house features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. With two bathrooms, morning routines will be a breeze, providing convenience for busy households.

Parking is available for one vehicle, adding to the practicality of this delightful residence. The property is being sold via auction at a fantastic price, making it an attractive investment opportunity for those looking to enter the property market or expand their portfolio.

Situated in a desirable location, this end-terraced home is not only a sound investment but also a wonderful place to call home. With its spacious interiors and potential for personalisation, this property is sure to appeal to a wide range of buyers. Don't miss out on the chance to secure this fantastic property in Darlington.

Entrance Porch
Upvc door to front and tiled floor.

Hallway
Staircase to first floor, laminate flooring and radiator.

Lounge
15'1 x 13'2 (4.60m x 4.01m)
Upvc double glazed bay window to front, deep coving to ceiling, feature fireplace with tiled back and hearth and radiator.

Dining Room
11'3 x 13'11 (3.43m x 4.24m)
Upvc double glazed window to rear, deep coving to ceiling and radiator.

Kitchen
18'2 x 9'5 (5.54m x 2.87m)
Upvc double glazed window to side, fitted with medium oak wall, base and drawer units. Stainless steel sink unit with mixer tap. Integrated fridge freezer and space for washing machine. Four ring electric hob with extractor over and oven. Breakfast bar, boiler, part tiled walls and radiator. Upvc door to side.

Third Reception Room
6'10 x 9'11 (2.08m x 3.02m)
Upvc double glazed window to side, storage cupboard and radiator.

Inner Hallway
With radiator.

Shower Room
Upvc double glazed window to side, shower cubicle, wash hand basin and heated towel rail. Fully tiled walls and storage cupboard.

Separate W.C
Low level w.c.

First Floor Landing
Built in cupboard and radiator.

Bedroom One
13'0 x 16'2 (3.96m x 4.93m)
Two Upvc double glazed windows to front, coving to ceiling, cupboard into alcoves and radiator.

Bedroom Two
9'9 x 13'9 (2.97m x 4.19m)
Upvc double glazed window to rear, built in wardrobes, overhead storage, laminate flooring and radiator.

Bedroom Three
7'4 x 9'2 (2.24m x 2.79m)
Upvc double glazed window to rear, coving to ceiling and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled bath, wash hand basin and part tiled walls.

Separate W.C
Upvc double glazed obscure window to side and low level w.c.

Externally
To the front is an enclosed forecourt.
To the rear is mainly laid to lawn with patio area. There is also a garden area to the side and gated side gates to the garage.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: B

Annual Price: £1,845
Conservation Area No
Flood Risk Very low
Floor Area 1,313 ft 2 / 122 m 2
Plot size 0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

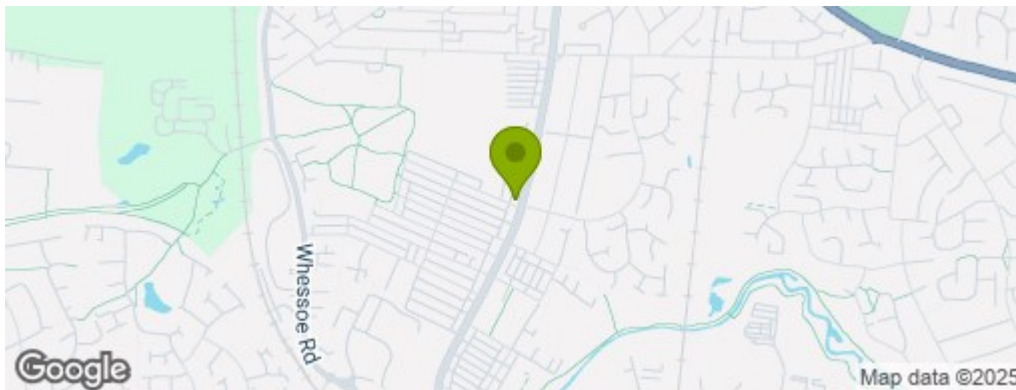
BT
Sky
Virgin

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
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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 misstatement. 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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