



Beechwood Avenue

Darlington DL3 7HP

By Auction £215,000



Venture
PROPERTIES



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Beechwood Avenue

Darlington DL3 7HP



- Period Town House
- West End Location
- Ideal Family Home

- Six Bedrooms
- Conservatory
- Council Tax Band D

- Many Period Features
- No Onward Chain Immediate 'exchange of contracts' available
- EPC Rating F

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000

This property will be legally prepared enabling any interested 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.

This period town house situated in the prestigious West End of Darlington to the market with no onward chain, lying within close proximity to the Town Centre, including the Grange Road/Imperial Quarter, Darlington Railway Station, Feethams Leisure Complex and popular schooling.

Located over three floors the home retains many period features and offers versatile family living and entertaining space, in our opinion would make an ideal family home.

In brief the accommodation comprises: vestibule, reception hallway, lounge, dining room, kitchen/breakfast room, conservatory, four bedrooms to the first floor together with a bathroom and separate wc. There are two further bedrooms to the second floor.

There is a south facing rear patio garden together with a covered car port with up and over door. To the front is a small forecourt garden.

Offered with No Chain.

Vestibule

With entrance door, coving to ceiling, deep skirting boards and picture rail.

Reception Hallway

With staircase to the first floor, feature period panelling, under stairs storage cupboard and radiator.

Lounge

161 x 13'11 (4.90m x 4.24m)

With bay window with feature panelling underneath and window seat, feature fireplace with tiled hearth and inlay and Living Flame gas fire. two radiators, coving to ceiling and bespoke shelving into alcoves.

Dining Room

161 x 11'11 (4.90m x 3.63m)

With window to the rear with window seat, feature fireplace with tiled hearth and inlay with Living Flame gas fire, deep skirting boards, coving to ceiling, picture rail and shelving.

Kitchen/Breakfast Room

23'8 x 11'10 (7.21m x 3.61m)

With sash window to the rear, fitted with a range of oak wall, base and drawer units, contrasting work surfaces, one and a half bowl stainless steel sink unit with mixer tap, gas cooker, plumbing for washing machine, tiled surrounds and stable door opening into the conservatory.

Breakfast Room has period fitted doors and cupboards, floor standing gas boiler, sash window to the side and window seat, radiator and delft rack.

Breakfast Room

Conservatory

12' x 10'2 (3.66m x 3.10m)

Fully double glazed, slate tiled flooring and french door opening onto the rear garden.

First Floor

Landing. With sash window to the side, radiator, staircase leading to the second floor.

Bedroom One

16'1 x 12'1 (4.90m x 3.68m)

With walk in bay window to the front, feature tiled fireplace, picture rail and coving to ceiling.

Bedroom Two

14'2 x 12'1 (4.32m x 3.68m)

With upvc double glazed window to the rear, built in wardrobes with overhead storage, period fireplace with tiled inlay and open grate, radiator.

Bedroom Three

10'7 x 10'2 (3.23m x 3.10m)

With sash window to the rear and radiator

Bedroom Four

10' x 5'11 (3.05m x 1.80m)

With windows to the front and side, radiator, ideal for a nursery or home worker.

Bathroom

7'3 x 6'9 (2.21m x 2.06m)

Fitted with a white suite comprising panelled bath with shower over and shower screen, wash hand basin, tiled splash back, radiator and window to the side.

Separate WC

With low level wc and sash window to the side.

Second Floor

Landing with storage cupboard into eaves.

Bedroom Five

11'11 x 11'1 (3.63m x 3.38m)

With upvc double glazed window to the rear elevation and storage into eaves.

Bedroom Six

17'11 x 14'1 (5.46m x 4.29m)

With window and period cast iron fireplace.

Externally

There is a small forecourt garden to the front. The rear walled patio garden is designed for low maintenance with a covered car port with up and over door.

Council Tax

Band D

Note

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Auction Notes

Auctioneers Additional Comments

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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



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.
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