

Shildon Street, Darlington, DL1 2HS
Auction Guide £50,000

estates⁴
'The Art of Property'



Shildon Street, Darlington, DL1 2HS

Auction Guide £50,000

Council Tax Band: A

Auction closing date confirmed for 19th June 2025 at 1pm.

**** FOR SALE BY MODERN AUCTION **** This mid-terrace home presents an excellent investment opportunity, particularly as it comes with no onward chain. The property boasts a well-proportioned reception room, generous dining kitchen, two good size bedrooms, and a first floor bathroom, making it an ideal choice for first-time investors or those looking to expand their property portfolio.

While the house is competitively priced, it does require updating, allowing you to put your personal touch on the space. The accommodation is deceptively spacious, featuring generous rooms and high ceilings that create airy and comfortable accommodation. For added convenience, the property includes a useful carport at the rear, along with outside storage in the yard, providing ample space for your belongings. The house is equipped with UPVC double glazing and benefits from gas central heating via a Worcester Combi boiler.

This property is a fantastic opportunity for those looking to invest in a home with great potential in a popular location. It lies within walking distance of shops and amenities, easy reach to the town centre, and transport links to the A1(M) & A66.

Ground floor

Entrance vestibule, hallway, lounge to the front and dining kitchen to the rear featuring a store/pantry.

First floor

Landing leading to the bathroom with cupboard housing the boiler, and two fantastic sized bedrooms.

Externally

Enclosed yard to rear featuring an up & over door to a carport and useful outside stores.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft to be considered guide only.

Estates 'The Art of Property'

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Principal Elevation

Entrance Vestibule

Hallway

Lounge

12'11" x 11'11" (3.96 x 3.64)

Dining Kitchen

12'11" x 12'8" (3.96 x 3.88)

First floor landing

Principal Bedroom

9'8" x 12'2" (2.95 x 3.71)

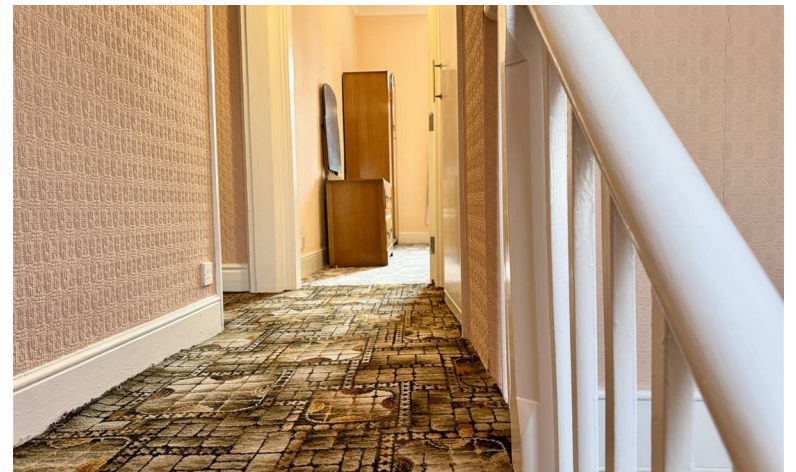
Second Bedroom

6'9" x 12'2" (2.07 x 3.71)

Bathroom

9'8" x 9'2" (2.97 x 2.80)

Rear Yard with Carport



Shildon Street, Darlington, DL1 2HS

Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



65 Duke Street

Darlington

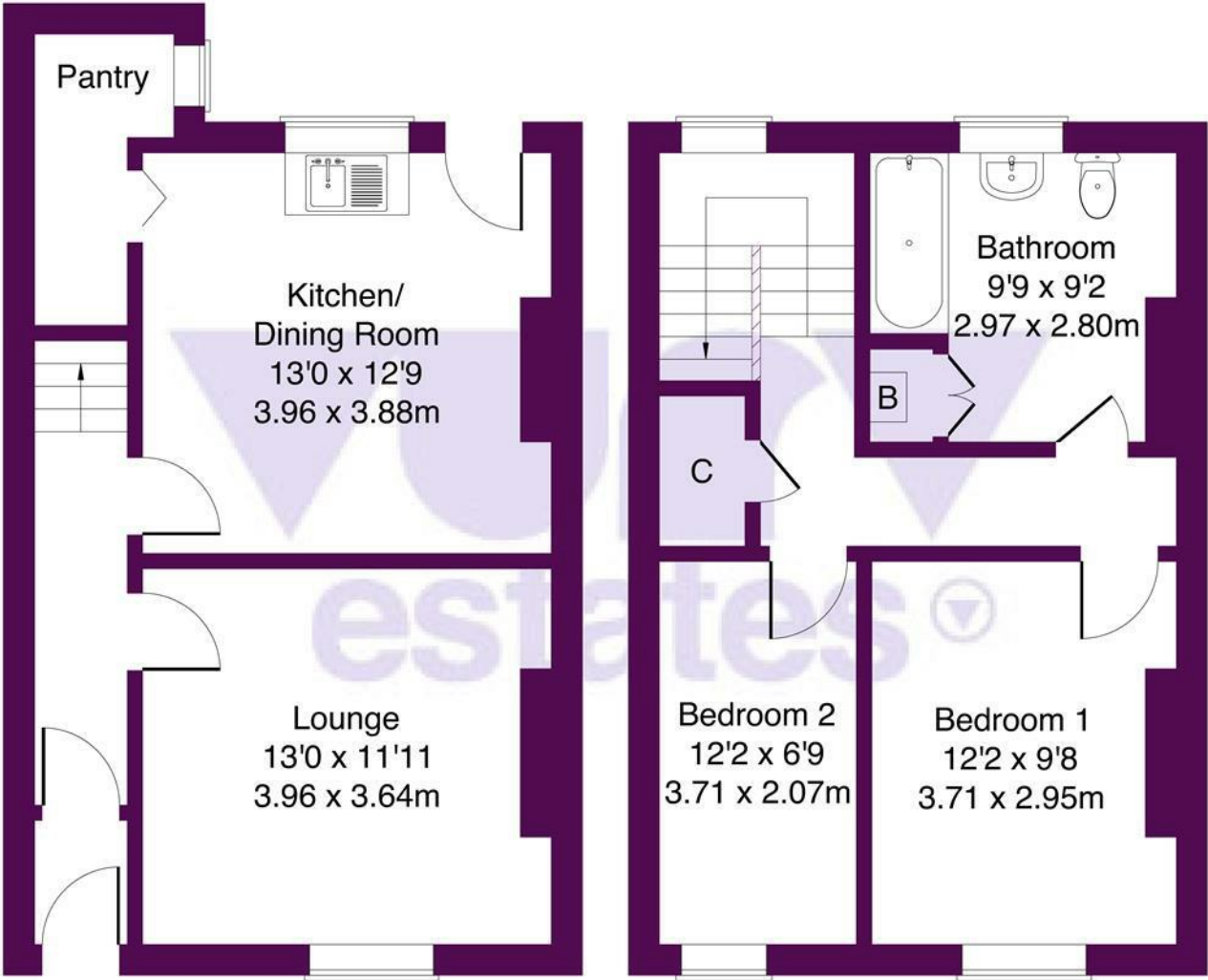
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Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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