Grange Road

Darlington DL1 5NP

By Auction £150,000

Venture PROPERTIES

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- Period Apartment
- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Close to Parks & Amenities
- No Chain
- EPC Grade C
- Four Bedrooms
- Gas Central Heated
- Council Tax Band

Nestled in the prestigious West End of Darlington, this substantial first-floor apartment on Grange Road presents a wonderful opportunity for those seeking a blend of character and convenience. Boasting four well-proportioned bedrooms and a charming reception room, this property is perfect for individuals or small families looking for a comfortable living space.

The apartment is rich in period features, which add a unique charm and character to the home, making it a delightful place to reside. The versatile accommodation allows for various living arrangements, catering to your personal needs and preferences.

Situated close to the town centre, residents will enjoy easy access to a range of local amenities, including shops, cafes, and parks, ensuring that everything you need is just a short stroll away.

Offered to the market with no onward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this lovely apartment. Don't miss out on the chance to secure a home in this sought-after location.

Communal Entrance
With door to first floor.

Hallway
With stairs to the first floor.

Lounge
22'3" x 15'5" (6.8 x 4.7)
Situated to the front of the property with double glazed bay window, high ceilings, wall panelled feature walls, and gas central heating radiator.

Bedroom One
18'0" x 13'5" (5.5 x 4.1)
A good double sized bedroom with double glazed window, guttering treating radiator and open aspect leading into ensuite shower room.

En-Suite Shower Room
Shower within cubicle and wash hand basin.

Kitchen Diner
8'10" x 11'9" (2.7 x 3.6)
Situated to the rear of the property with a comprehensive range of wall, base and drawer units with contrasting work surfaces, sink unit, integrated oven and hob with overhead extractor unit, double glaze window to rear elevation and rear back door leading out to the rear garden.

Bedroom Two
10'9" x 10'2" (3.3 x 3.1)
Situated to the front of the property with double glazed window and gas central heating radiator this room could be used as versatile accommodation in the forms of a dining room or study.

Second Floor
Landing area with feature window to skylight.

Bedroom Three
19'8"/0'0" x 8'10" (6/0 x 2.7)
Situated to the front of the property with access leading into dressing room/study.

Dressing Room/Study
10'5" x 11'1" (3.2 x 3.4)
Access leading into bedroom three.

Bedroom Four
17'0" x 12'1" (5.2 x 3.7)
Situated to the rear of the property with gas central heating radiator and Vellex window.

Bathroom/W.C
With a suite comprising panelled bath, pedestal wash hand basin and low level W.C.

Externally
Access to rear via fire escape.

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area West End
Flood Risk Very low
Floor Area 1,388 ft 2 / 129 m 2
Plot size 0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Tenure
Leasehold

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.

Auctioneer Comments
This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28
days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%
of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. A Buyer Information Pack is provided,
which you must view before bidding. The buyer is responsible for the Pack fee.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service
provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are
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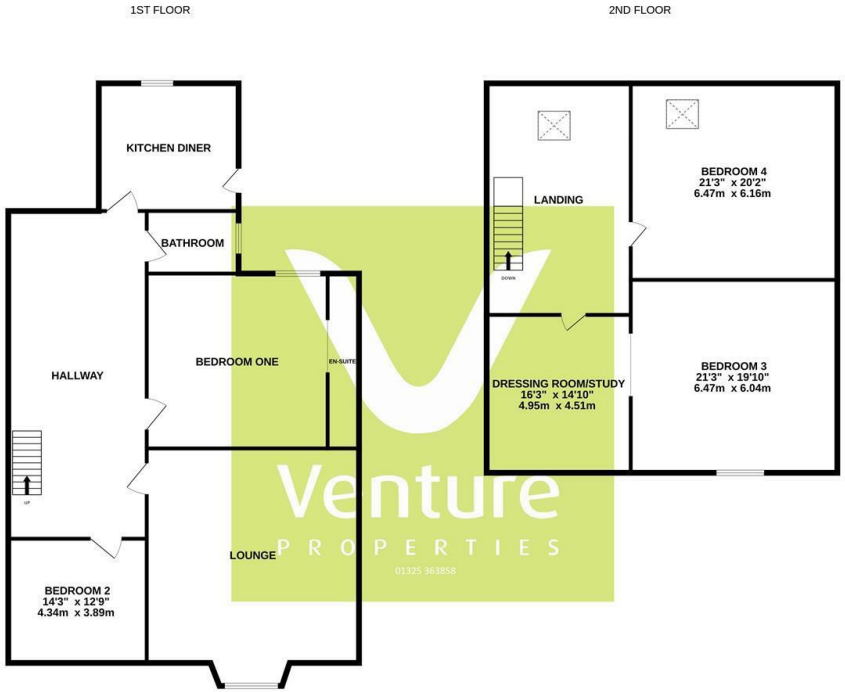

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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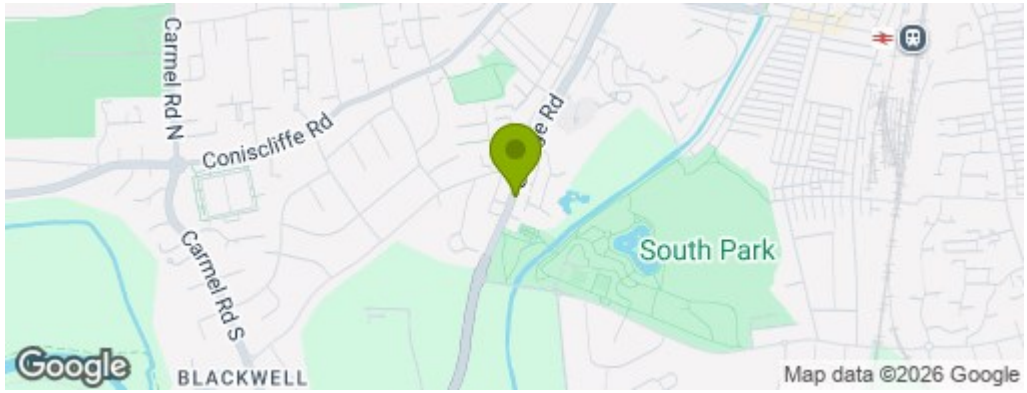

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