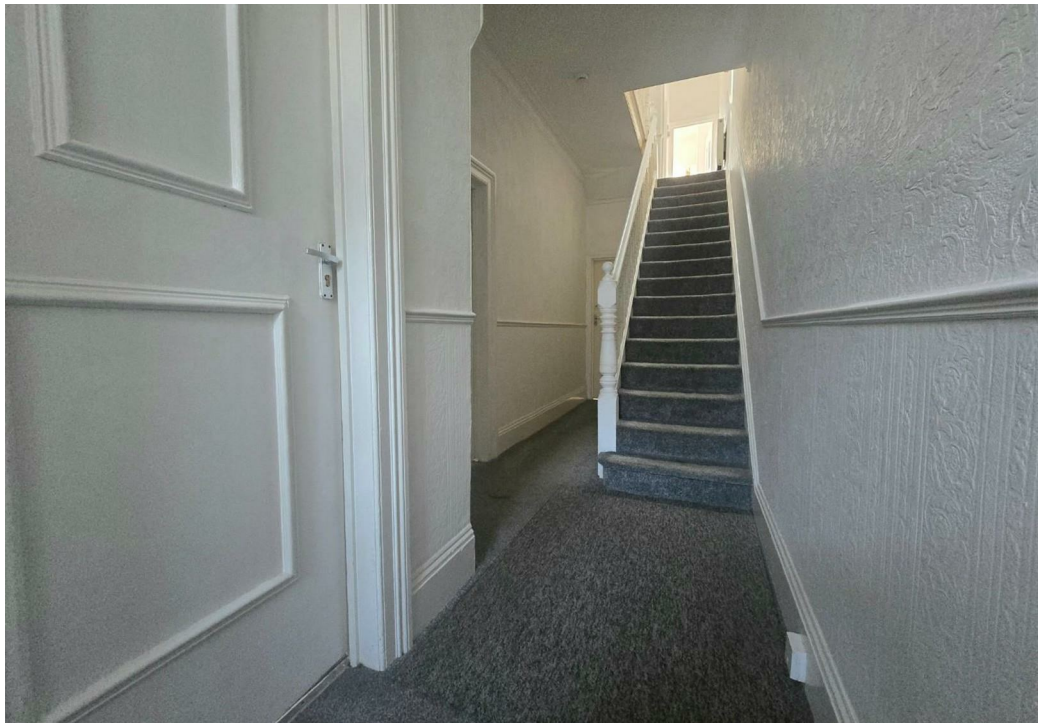
North Lodge Terrace, Darlington, DL3 6LY
5 Bed - House - Terraced
Starting Bid £140,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS



North Lodge Terrace, DL3 6LY

*** NO CHAIN SALE ***
*** IDEAL FOR INVESTOR, LARGE FAMILY, DEVELOPER LOOKING FOR INCOME POTENTIAL ***

In need of a refurbishment, this period property, spread over three floors, this five bedroom mid-terraced house, situated close the town centre, ideal for an investor, developer, or large family.

The property briefly comprises of; Entrance Porch, Leading to a Hallway, Large Living Room, Additional Reception Room, a Dining Room, and a Modern Fitted Kitchen.

The first floor has a Landing, Three Double Bedrooms (Master with En-Suite), a Family Bathroom with low level hand basin, bath with over head shower and a Separate WC.

To the second floor there is a Self Contained Style Flat, with a Small Kitchen, Living Room (or Bedroom), Bedroom and Shower Room En-Suite.

Externally, there is a good sized courtyard to the rear of the property.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

FOR SALE BY AUCTION. STARTING BID PRICE £150,000

GROUND FLOOR

Entrance Porch
4'5" x 3'10" (1.36m x 1.19m)

Hallway
23'3" x 5'10" (7.09m x 1.78m)

Living Room
13'5" x 13'7" (4.09m x 4.15m)

Reception Room
14'0" x 11'6" (4.28m x 3.53m)

Dining Room
18'4" x 10'0" (5.59m x 3.05m)

Kitchen
15'9" x 6'9" (4.81m x 2.08m)

FIRST FLOOR

Landing
16'2" x 5'9" (4.95m x 1.77m)

Bedroom 1
16'2" x 11'8" (4.94m x 3.57m)

En-Suite
10'0" x 5'11" (3.07m x 1.81m)

Bedroom 2
14'1" x 11'6" (4.30m x 3.53m)

Bedroom 3
7'10" x 8'11" (2.39m x 2.73m)

Bathroom
6'5" x 6'9" (1.98m x 2.08m)

Separate WC
3'2" x 3'10" (0.99m x 1.19m)

SECOND FLOOR

Landing
6'1" x 6'2" (1.86m x 1.89m)

Bedroom 4
9'6" x 10'2" (2.91m x 3.11m)

En-Suite
9'5" x 6'7" (2.88m x 2.03m)

Bedroom 5
9'4" x 6'5" (2.86m x 1.98m)

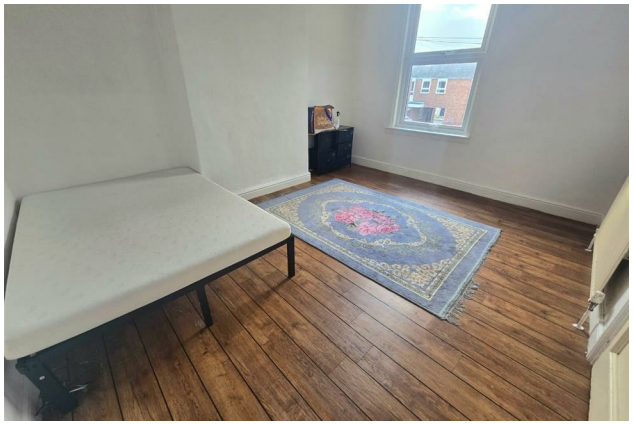
Kitchen
3'8" x 6'2" (1.14m x 1.90m)

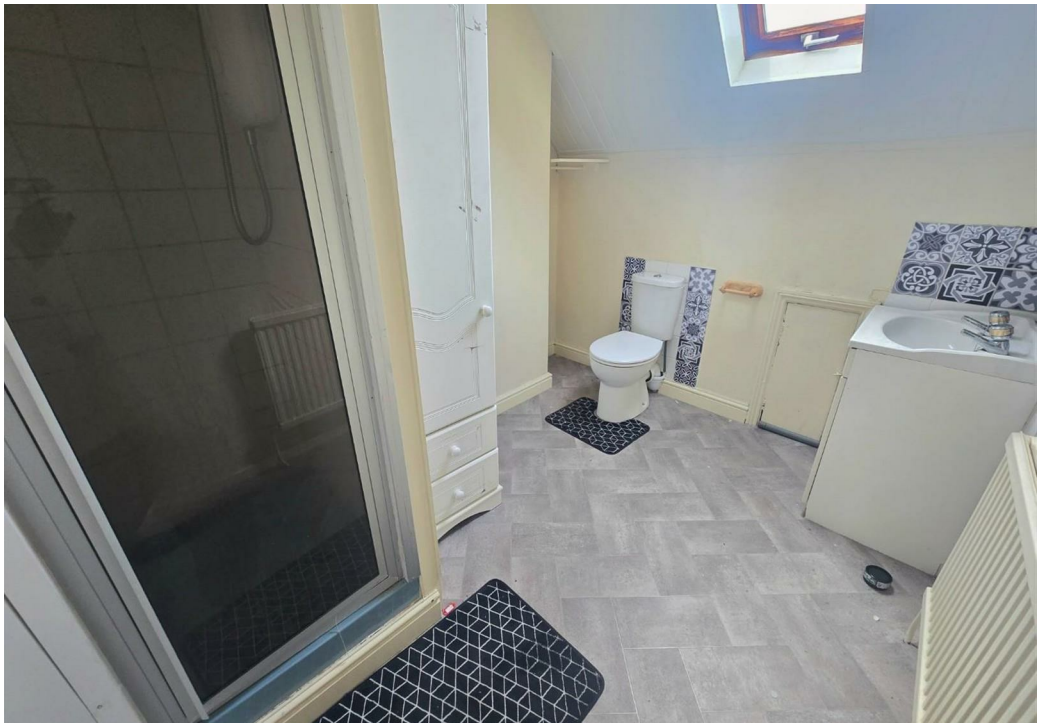
AUCTIONEERS COMMENTS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





Ground Floor

Floor 1

Floor 2

Approximate total area(1)

1692 ft²

157.3 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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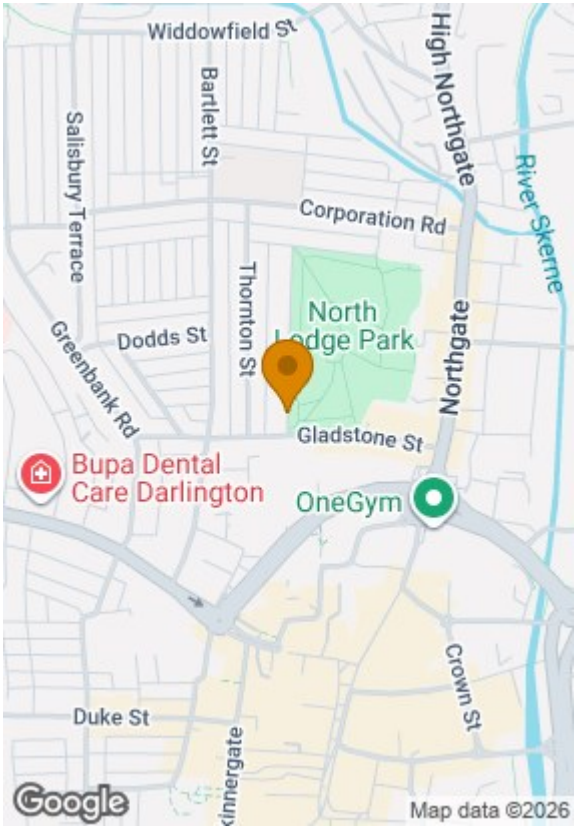

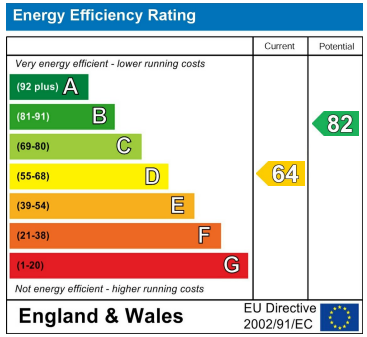

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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