Dundee Street, DL1 1JX
2 Bed - House - Terraced
Starting Bid £54,000

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

SMITH & FRIENDS
ESTATE AGENTS

Dundee Street, DL1 1JX

*** NO CHAIN SALE ***

Spacious two bedroom mid terrace house in a popular residential area off Haughton Road and within walking distance of the town centre. In need of a full property refurbishment, an ideal purchase for a landlord / investor looking for a buy to let property.

The accommodation briefly comprises: Entrance Porch, Leading into an Entrance Hall, Living Room, Separate Dining Room and Kitchen. The first floor provides a Landing, Two Double Bedrooms and Bathroom/ wc with a white suite and shower cubicle.

Externally, is an enclosed yard to the rear, with on-street parking to the front.

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.

Property Viewings are Recommended, Contact SMITH & FRIENDS - Estate Agents Darlington

FOR SALE BY AUCTION. STARTING BID PRICE £54,000

GROUND FLOOR

Entrance Porch
2'11" x 3'7" (0.89m x 1.11m)

Entrance Hall
2'11" x 11'4" (0.91m x 3.46m)

Living Room
10'7" x 11'10" (3.23m x 3.62m)

Dining Room
12'5" x 10'9" (3.79m x 3.29m)

Kitchen
6'0" x 12'11" (1.85m x 3.94m)

FIRST FLOOR

Landing
7'5" x 2'11" (2.27m x 0.89m)

Bedroom 1
12'10" x 11'9" (3.92m x 3.60m)

Bedroom 2
7'7" x 11'1" (2.32m x 3.40m)

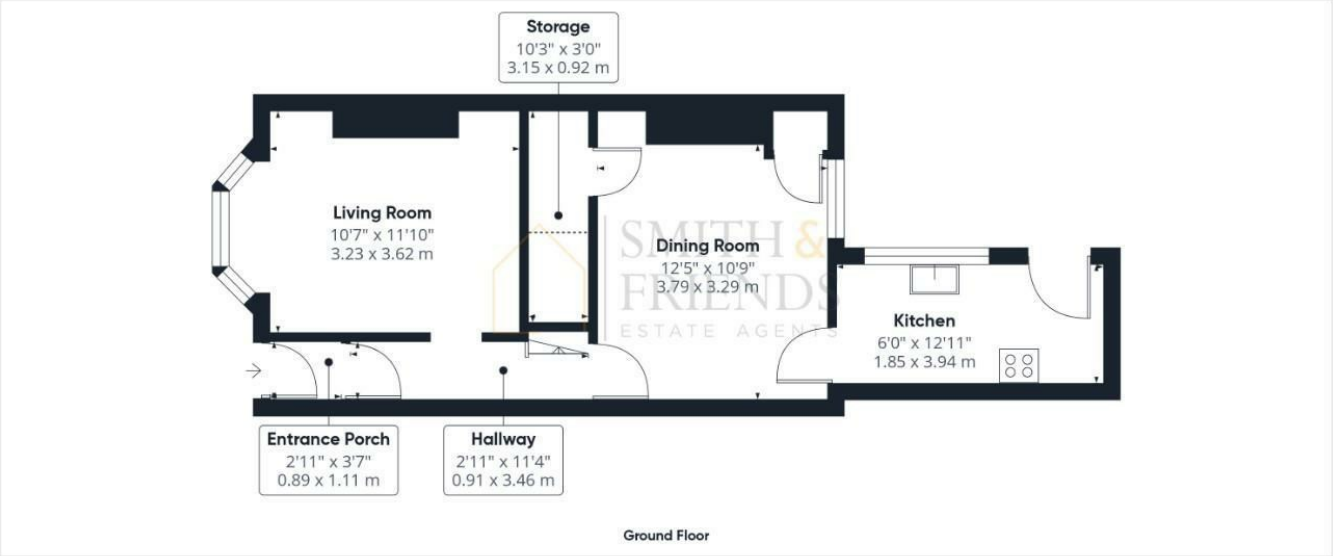
Family Bathroom
5'1" x 14'3" (1.57m x 4.35m)

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.



Approximate total area(1)
765 ft²
71.1 m²

Reduced headroom
12 ft²
1.2 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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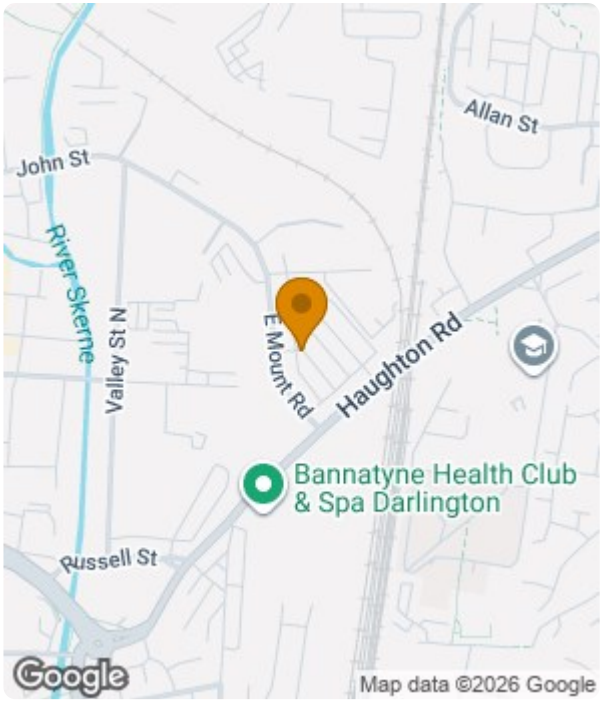

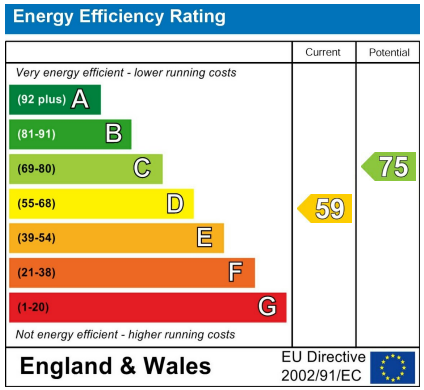

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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