



**Brougham Street, DL3 0NA**  
**2 Bed - House - Terraced**  
**Starting Bid £65,000**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Brougham Street, DL3 0NA

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL PURCHASE FOR INVESTOR LOOKING FOR A BUY TO LET \*\*\*

A spacious two bedroom mid terrace house located just off North Road in the popular Harrowgate Hill area of Darlington. This property is an ideal purchase for an Investor looking for a Buy-to-Let Property or a developer looking to create a perfect family home.

The property briefly comprises of; Entrance Vestibule, Living Room with Bay Window, Inner Hall with Stairs to the First Floor, Separate Dining Room, and a Good Sized Kitchen at the Rear of the Property.

The First Floor provides a Landing, with Two Good Sized Double Bedrooms and a Three Piece Family Bathroom. In addition, the property benefits from gas central heating and uPVC double glazing.

Externally, the property has on-street parking, an enclosed forecourt to the front and a good sized enclosed rear yard. It lies within easy reach of the town centre and has good transport links to both the A1(M) and A66.

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 £65,000

## GROUND FLOOR

### Entrance Vestibule

3'1" x 3'1" (0.95m x 0.96m)

### Living Room

10'5" x 14'6" (3.18m x 4.44m)

### Inner Hall

2'10" x 3'9" (0.87m x 1.16m)

### Dining Room

9'5" x 14'6" (2.88m x 4.44m)

### Kitchen

11'5" x 8'0" (3.49m x 2.44m)

## FIRST FLOOR

### Landing

3'10" x 5'7" (1.19m x 1.71m)

### Bedroom 1

10'4" x 14'6" (3.17m x 4.42m)

### Bedroom 2

12'8" x 8'5" (3.87m x 2.57m)

### Family Bathroom

5'6" x 5'7" (1.70m x 1.71m)

## 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

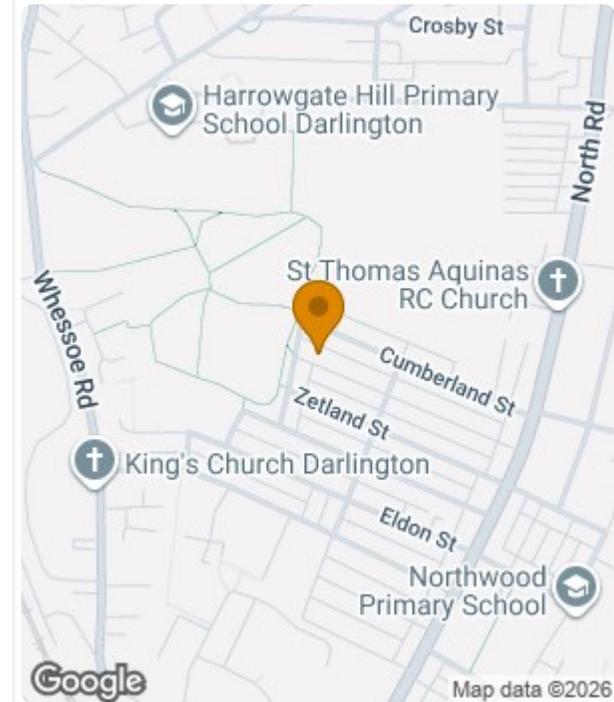


Approximate total area<sup>1)</sup>  
726 ft<sup>2</sup>  
67.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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