



**Milton Street**

Darlington DL1 4ET

**By Auction £125,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Milton Street

## Darlington DL1 4ET



- Three Bedroom Mid Terraced Property
- Gardens to Front and Rear
- Council Tax Band A

- Newly Refurbished Throughout
- Popular Location in Darlington
- EPC Rating D

- Traditional Features
- Close To A Number of Amenities
- Garage

This property is for sale by Modern Method of Auction  
Welcome to this stunning three-bedroom mid-terrace house located on Milton Street in the desirable Eastbourne area of Darlington. This charming property offers spacious accommodation, making it an ideal home for families or those seeking extra room to enjoy.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The well-proportioned bedrooms ensure comfort and privacy, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is the generous rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the garden includes a garage, providing valuable storage or parking options. The front garden adds to the overall appeal of the home, enhancing its curbside charm.

This property is offered with no onward chain, allowing for a smooth and efficient purchase process. Its prime location means you are just a stone's throw away from local amenities and the main train station, making commuting and daily errands a breeze.

In summary, this delightful terraced house on Milton Street presents a wonderful opportunity to secure a lovely home in a sought-after area. With its spacious layout, outdoor space, and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this property your own.

### Entrance Vestibule

Upvc door to front.

### Lounge

16'5 x 10'10 (5.00m x 3.30m)

Upvc double glazed bay window to front, decorative coving to ceiling, feature fireplace and radiator.

### Dining Room

13'5 x 10'6 (4.09m x 3.20m)

Upvc double glazed window to rear and radiator.

### Kitchen

20'8 x 6'7 (6.30m x 2.01m)

Upvc double glazed window to side, fitted wall, base and drawer units, stainless steel sink with mixer tap. Space for a cooker, dishwasher, washing machine and fridge freezer. Part tiled walls and access to the ground floor bathroom.

### Lobby

Upvc door to side, leading to rear courtyard.

### Bathroom

Upvc double glazed obscure window to side, panelled bath with shower over and screen, wash hand basin and low level w.c. Part tiled walls and radiator.

### First Floor Landing

#### Bedroom One

13'5 x 8'2 (4.09m x 2.49m)

Upvc double glazed window to rear and radiator.

#### Bedroom Two

13'9 x 6'11 (4.19m x 2.11m)

Upvc double glazed window to front and radiator.

#### Bedroom Three

13'9 x 6'3 (4.19m x 1.91m)

Upvc double glazed window to front and radiator.

### Externally

To the front is an enclosed front garden.

To the rear is a generous enclosed garden with block paved side access and gated access and garage/

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area No

Flood Risk Very low

Floor Area 979 ft 2 / 91 m 2

Plot size 0.06 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

32 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### 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.

### Auctioneers 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, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

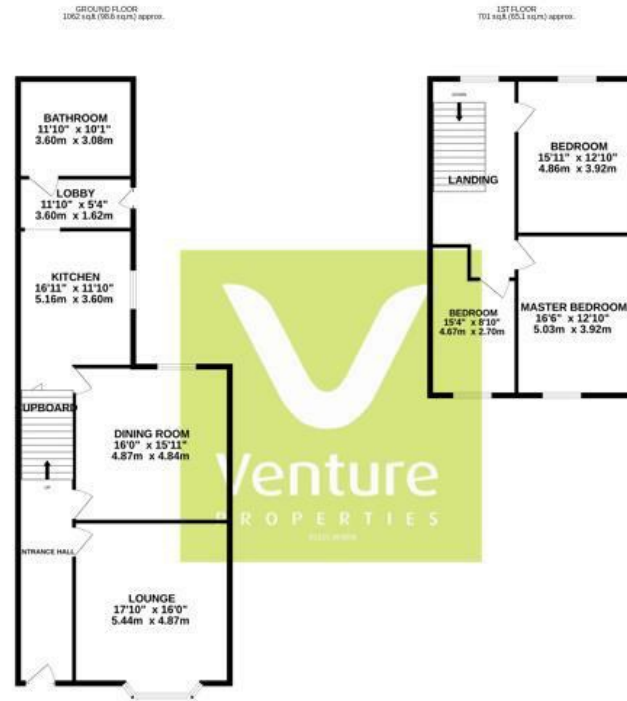
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. 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.

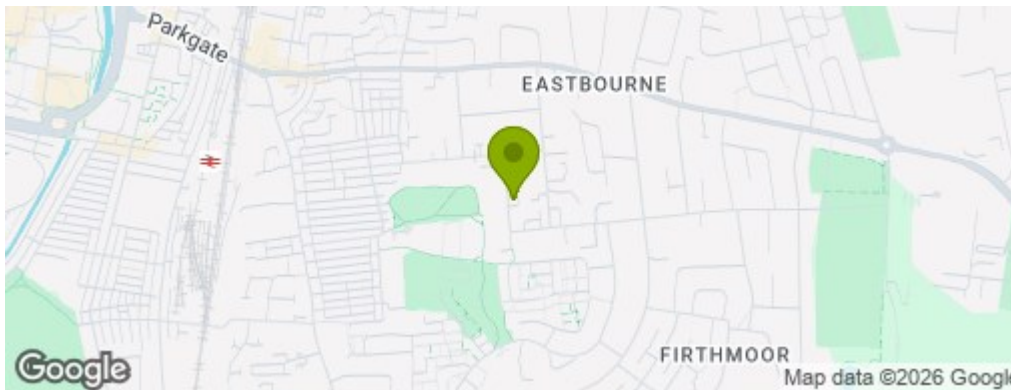
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional



TOTAL FLOOR AREA: 1762 sq ft (163.7 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The services, fixtures and appliances shown may not be available and no guarantee as to their quantity or efficiency can be given. Made with Venturaplan 10/2019



## Property Information

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