



Brankin Drive, DL1 4LH
2 Bed - House - Semi-Detached
£89,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Brankin Drive, DL1 4LH

*** NO CHAIN SALE ***

*** SOLD AS SEEN, IN NEED OF MODERNISATION ***

*** IDEAL FOR FIRST TIME BUYER, DEVELOPER, OR INVESTOR ***

In need of modernisation, this two bedroom semi-detached house, positioned on a good sized corner plot, within the sought after area of Neasham, Darlington. Located within a good school catchment and close to local amenities.

The property briefly comprises of; Entrance Hall, Living / Dining Room, and a good sized Kitchen. The first floor has a small landing with two double bedrooms, (Master with Built-in Wardrobes) and a family bathroom.

Externally, the property has a front lawn surrounded by a private hedge, with a driveway allowing off-street parking, single detached garage with an outbuilding and a low maintenance patio rear garden.

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 £99,000

GROUND FLOOR

Entrance Hall

4'9" x 6'2" (1.45m x 1.88m)

Living / Dining Room

10'9" x 16'2" (3.28m x 4.93m)

Kitchen

10'8" x 9'5" (3.27m x 2.89m)

FIRST FLOOR

Landing

6'11" x 2'4" (2.12m x 0.73m)

Bedroom 1

10'9" x 13'8" (3.29m x 4.17m)

Bedroom 2

10'9" x 9'8" (3.29m x 2.96m)

Family Bathroom

7'6" x 5'6" (2.30m x 1.69m)

Detached Garage

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

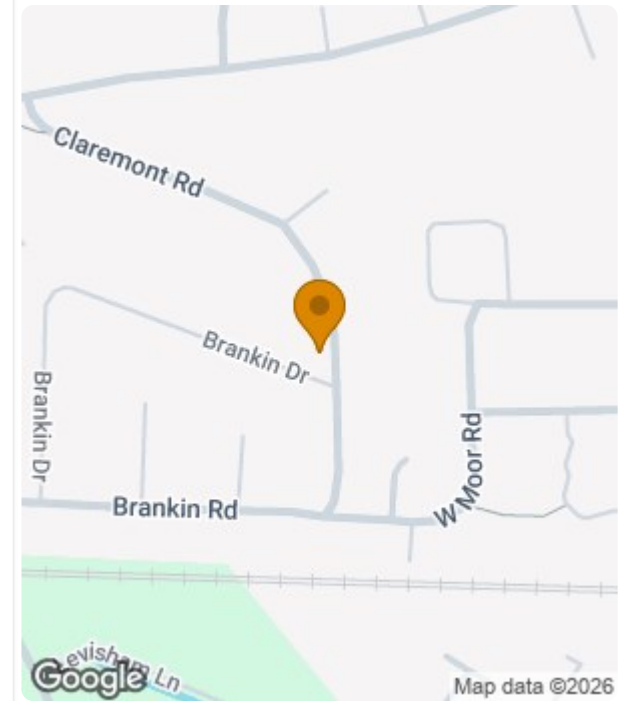


Approximate total area¹⁾
654 ft²
60.8 m²

(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) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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