

Belgrave Street, Darlington, DL1 4AN
Auction Guide £45,000

estates⁴
'The Art of Property'



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Auction Guide £45,000

Council Tax Band: A

For Sale via Modern Auction – NO ONWARD CHAIN.

This deceptively spacious two bedroom mid-terrace dormer-style bungalow presents an excellent opportunity for buyers seeking a renovation project with significant potential.

The property offers generous accommodation throughout and benefits from part UPVC double glazing, part single wooden glazing, and gas central heating (with a dated boiler). While in need of modernisation, the layout provides a solid foundation for improvement.

Internally, the accommodation comprises a good size lounge, a separate dining room with an open aspect leading into the kitchen, a ground floor double bedroom, and a generous bathroom which is fitted with both a bath and a separate shower cubicle. To the first floor, there is a small landing with ample eaves storage and a second double bedroom.

Externally, the property enjoys a pleasant forecourt to the front. A standout feature to the rear is the larger-than-average garage (original yard), along with an additional shed, offering excellent space for storage or workshop use. Offered with no onward chain, this property is ideal for buyers looking for their next investment opportunity without delay.

Auctioneer 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack

fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only. Overall sq ft will also include garage and workshop.

Estates 'The Art of Property'
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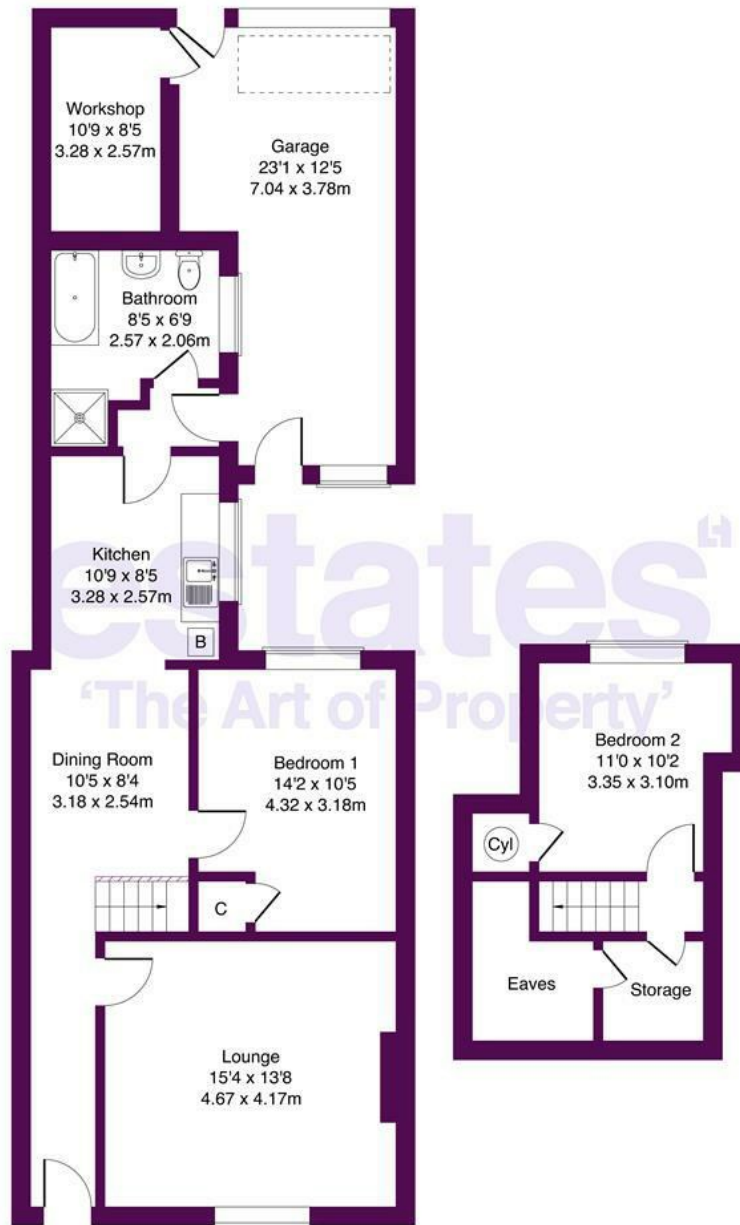
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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Approximate Gross Internal Area: (1231 sq ft - 114 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	