

CARVERS

SALES & LETTINGS

Vane Terrace

Darlington, DL3 7RB

Auction Guide £250,000

House - Townhouse

5

2

2

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).

An absolutely stunning example of a Victorian townhouse, occupying a particularly pleasant position on a small cul-de-sac in the heart of Darlington's highly regarded West End within comfortable walking distance of the town centre, yet this lovely house enjoys a surprisingly peaceful setting.

Vane Terrace is a historically important road forming part of the town developed by the Vane family who have a strong association with the area and most notably Raby Castle which has been the family seat since 1626

The property has been updated and much improved by the present owners, creating a fabulous combination of retained Victorian character and the comfort and practicality expected of modern family living. Period features remain an important part of its appeal, while the accommodation has been carefully arranged and presented to provide a genuinely impressive home.

An entrance porch opens to the welcoming hallway, leading to a lovely large lounge with bay window and attractive fireplace with an open fire. There is a separate dining room, while to the rear is a particularly impressive 29ft kitchen/breakfast room. This superb room has been refitted with a most attractive range of floor and wall units with integrated appliances. A rear lobby and separate W.C. complete the ground floor accommodation.

To the first floor are four bedrooms, comprising three good-sized double bedrooms and a single bedroom which is currently used as a dressing room. There is also a shower room and separate W.C.

To the second floor, there are two further double bedrooms together with a bathroom and separate W.C. The versatility of having six bedrooms across the two upper floors makes this a particularly interesting house for a family or those requiring additional rooms









- Fabulous substantial Victorian Town House in Darlingtons West End
- Beautiful original period features
- Impressive reception rooms and 29 ft kitchen/breakfast room
- Rear lobby and downstairs w.c.
- Available with all furniture (subject to negotiation)
- Flexible well proportioned extensively improved accommdation
- On a cul de sac within walking distance of the Town Centre
- 5/6 Bedrooms bathroom and shower room across top two floors
- Replacement combi boiler and recently re-roofed
- No onward chain



AUCTIONERS 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 Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to 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. Payment varies but will be no more than £450.00. These services are optional.

GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

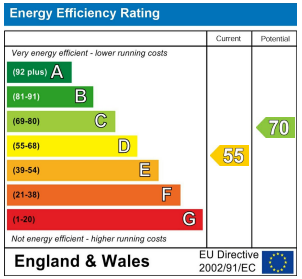








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property size taken from EPC
2507.00 sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers
Mortgage Advice Bureau
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman
RICS
naea propertymark PROTECTED
arla propertymark PROTECTED
Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk