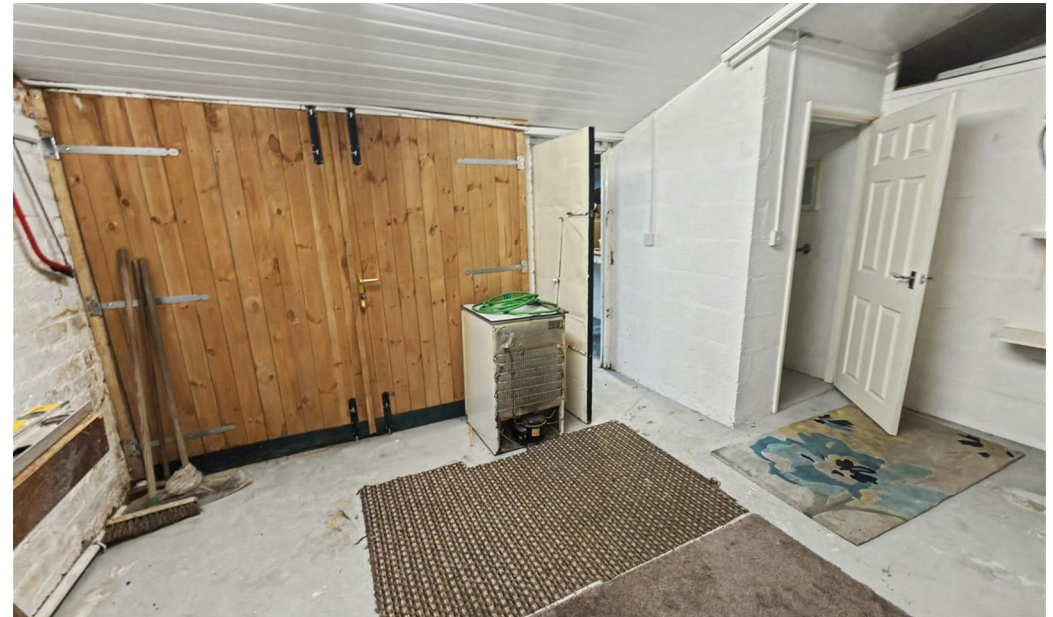




North Road
Darlington DL1 2EQ
By Auction £90,000





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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North Road

Darlington DL1 2EQ



- Shop Premises with Two Bedroom Flat Above
 - All Amenities Close At Hand
 - Ideal Investment Opportunity
- North Road Area of Darlington
 - Council Tax Band A
 - Off Street Parking
- Perfect For Travel & Transport Links
 - EPC Rating D
 - Immediate 'exchange of contracts' available

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. This is an ideal opportunity to purchase a mixed-use property comprising a ground floor shop and a well-proportioned two-bedroom residential flat, situated in the sought-after North Road location close to a range of local amenities.

The commercial unit benefits from an attractive shop frontage, providing excellent visibility and footfall potential, along with useful rear rooms offering additional storage or workspace.

The residential apartment offers excellent accommodation, comprising a spacious living area, fitted kitchen, two well-sized bedrooms, and a bathroom. The layout provides comfortable living space, making it ideal for owner-occupiers or as an investment opportunity.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity

Entrance

Shop

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Externally

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £
Conservation Area No
Flood Risk Very low
Floor Area 742 ft 2 / 69 m 2
Plot size 0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
14Mbps
Ultrafast
10000Mbps
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 Additional Comments

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold

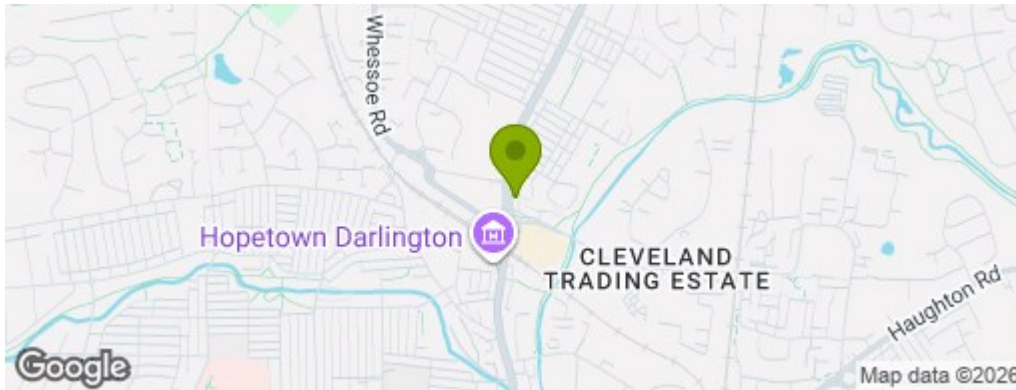
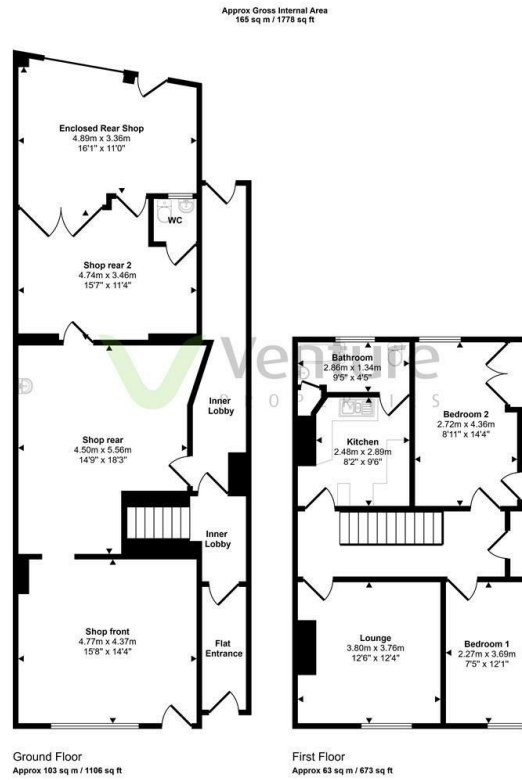
prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services



Property Information

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