



**\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\***  
 - THE AUCTION ENDS ON THURSDAY 15TH JULY AT 3PM - PLEASE CONTACT A MEMBER OF THE TEAM FOR FURTHER INFORMATION.

**\*\* SIZEABLE TERRACED PROPERTY \*\*\* TWO RECEPTION/TWO DOUBLE BEDROOMS \*\***  
**\*\* CELLARS \*\*\* HUGE POTENTIAL \*\*\* IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY \*\***

We anticipate demand to be high for this competitively priced property located in the ever popular Denes area of Darlington which lies within walking distance of Cockerton village and the town centre.

The home is in need of some updating which has been reflected within the asking price which, in our opinion, will certainly appeal to a variety of buyers. Offering generous accommodation with two reception rooms, a good sized kitchen, two cellars to the lower ground floor, two bedrooms to the first floor, uPVC double glazed windows and double glazed composite front door, gas central heating via a refitted Baxi combi, alarm system and the home is brought to the market with NO ONWARD CHAIN.

We have no hesitation in recommending an internal viewing to fully appreciate the potential of this home.

#### GROUND FLOOR

A lounge via a recently refitted composite front door, large bay window flooding the room with natural light and a feature fireplace with electric fire. The separate dining room is ideal for entertaining with ample space for a table and chairs also featuring a fitted fireplace, window to the side elevation and access to the large cellar which, in our opinion has huge potential. To the rear of the ground floor is a good sized kitchen providing a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit, plumbing for an automatic washing machine, electric cooker point, space for a fridge/freezer and access to the rear yard.

**Coniston Street, Darlington, DL3 6DJ**  
**2 Bed - House - Mid Terrace**  
**Guide Price £70,000**

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This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**FIRST FLOOR**

A light and airy landing opens to two double bedrooms. The master of particular size featuring a bay window and the second with fitted wardrobes. To complete the first floor accommodation is a bathroom with three piece coloured suite comprising panelled bath with shower attachment, wash hand basin, w.c. and cupboard housing the refitted Baxi combi boiler.

**EXTERNALLY**

A pleasant forecourt to the front and enclosed yard to rear with an outside water tap. There is currently a car port allowing off street parking.

**LOUNGE**

13'9x12'5 (4.19mx3.78m)  
14' INTO BAY

**SMALL INNER/SIDE LOBBY**

**DINING ROOM**  
14'9x9'9 (4.50mx2.97m)  
Max 13'1

**CELLAR**

13'1x12' (3.99mx3.66m)  
Plus 13'1 x 12'8

**KITCHEN**

14'3x7'10 (4.34mx2.39m)

**FIRST FLOOR LANDING**

**BEDROOM**  
14'9x12'3 plus bay (4.50mx3.73m plus bay)

**BEDROOM**  
10'3x10'8 (3.12mx3.25m)  
Plus wardrobe

**BATHROOM/W.C.**  
5'4x7'4 (1.63mx2.24m)

**FRONT EXTERNAL**

**ENCLOSED REAR YARD**



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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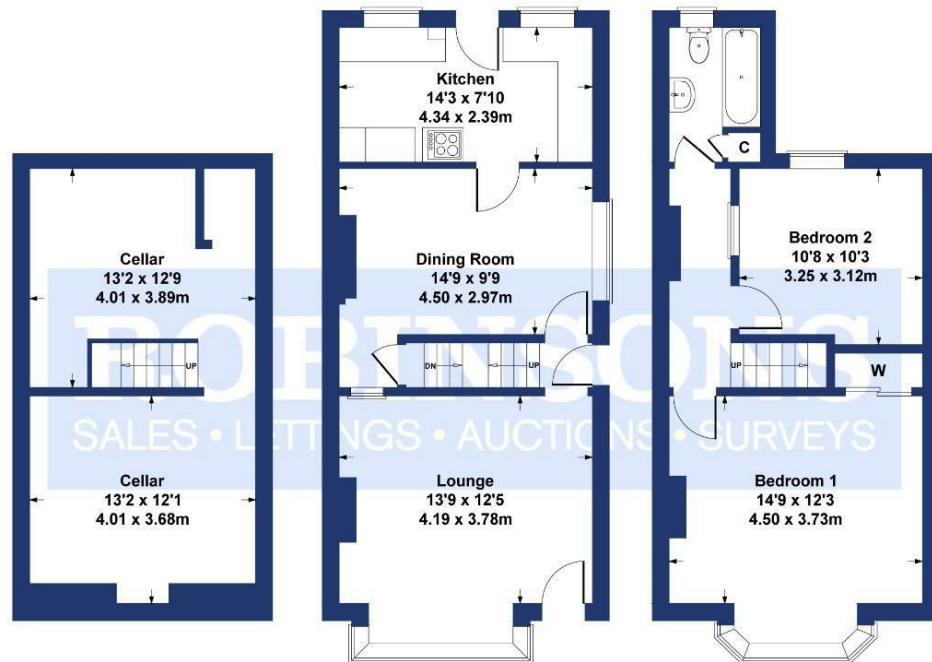
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Coniston Street**  
Approximate Gross Internal Area  
1284 sq ft - 119 sq m



CELLAR

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Current	Potential
71	44

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
G	G

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