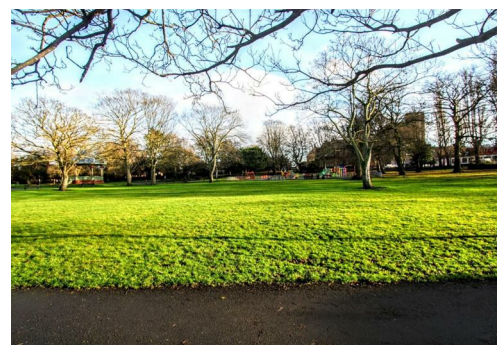
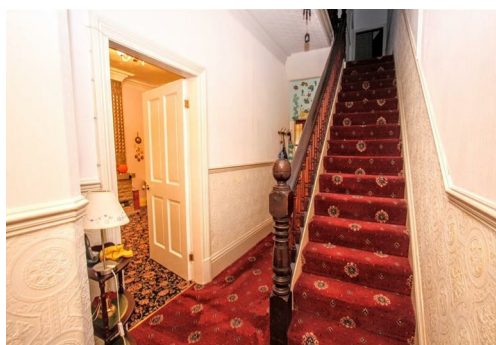




**** FOR SALE BY MODERN AUCTION ** * LARGE FIVE BEDROOM TOWN HOUSE **
 ** NO ONWARD CHAIN ** * THREE RECEPTION ROOMS ** * IDEAL INVESTMENT OPPORTUNITY ****

This competitively priced mid terraced property offers spacious family living accommodation set over three floors with views over North Lodge Park and located within walking distance of the town centre. It will certainly appeal to a variety of buyers which, in our opinion, has been competitively priced in today's market.

The home is in need of some updating which has been reflected within the asking price with viewings highly recommended to appreciate the potential of this home. It benefits from mostly uPVC double glazing, gas central heating via a combi boiler (refitted circa 2016).

GROUND FLOOR

An entrance vestibule leading to a light and airy hallway with useful under stairs storage cupboard and open spindle balustrade leading to the first floor. The two main reception rooms ideal for entertaining family and friends, with the lounge situated to the front with a large bay window flooding the room with natural light and pleasant open fire. There is a separate dining room and a large open plan kitchen/breakfast room, the breakfast area has a feature fireplace and two windows allowing natural light through to the kitchen area which has a range of wall and base units with laminate work surfaces. From the kitchen leads to a useful ground floor w.c./utility room. In our opinion this would also lend itself to a ground floor shower room, if required.

FIRST FLOOR

A landing with useful cupboard opening to all four bedrooms, three doubles and one single. The single bedroom has no central heating radiator, the master has a large bay window. The bathroom completes the first floor accommodation with a three piece suite and two opaque windows. Off the landing is a fitted staircase to the second floor where a further bedroom can be found with ample under eaves storage.

North Lodge Terrace, Darlington, DL3 6LZ
5 Bed - House - Townhouse
Guide Price £110,000

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 SALES • LETTINGS • AUCTIONS • SURVEYS

EXTERNALLY

A pleasant forecourt at front and enclosed yard to the rear with up and over garage door allowing off street parking (restricted vehicle access).

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.

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

13'7x13'8 plus bay (4.14mx4.17m plus bay)

DINING ROOM

11'7x13'6 (3.53mx4.11m)

BREAKFAST AREA

10'5x16'2 (3.18mx4.93m)

KITCHEN

10'6x10'2 (3.20mx3.10m)

GROUND FLOOR W.C./UTILITY

8'6x9'3 (2.59mx2.82m)

FIRST FLOOR LANDING

BEDROOM

11'7x13'9 plus bay (3.53mx4.19m plus bay)

BEDROOM

11'7x13'6 (3.53mx4.11m)

BEDROOM

15'6x10'4 (4.72mx3.15m)

Narrowing to 13'1

BEDROOM

6'4x10'4 (1.93mx3.15m)

BATHROOM/W.C.

ATTIC ROOM

16'9x21'6 (5.11mx6.55m)

FRONT EXTERNAL

REAR YARD



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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-95)			A (91-95)		
B (81-90)			B (81-90)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	