



country properties  
village properties  
town homes  
barn conversions  
building plots

Abbey Road  
Darlington, DL3 8NN

**Auction Guide £250,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

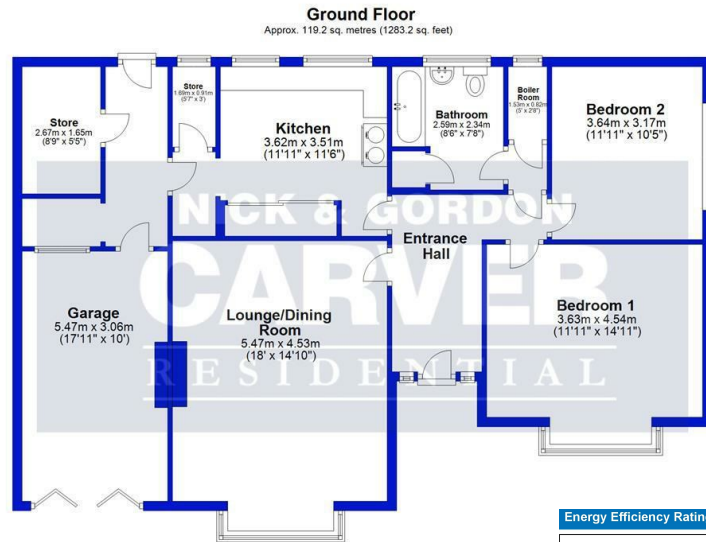
For sale by Modern Method of Auction; Starting Bid Price £250,000 plus Reservation Fee. A property with superb potential located on a sizable plot within the west end of Darlington. In need of modernisation throughout this property really would be able to offer something different to each buyer. The property is on a corner plot with access from Abbey Road with a driveway leading towards a single garage. The internal layout of the property briefly comprises entrance hallway, living/dining room, kitchen, two bedrooms, bathroom and storage cupboard. There is a door from the kitchen which leads into the garage/store area. The plot is large to the front of the property making the most of the property's south facing orientation with a small area to the rear of the property. This property is for sale by The Great North Property Auction powered by iamsold ltd.



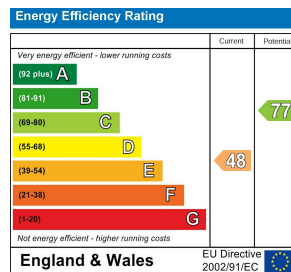


- For Sale by Auction – T & C's apply
- Buyer's fees apply
- PERFECT PROJECT
- EXCELLENT POTENTIAL
- Subject to an undisclosed Reserve Price
- The Modern Method of Auction
- IN NEED OF MODERINSATION
- WEST END OF DARLINGTON

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 Ltd. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers 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 £300.00 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.



Total area: approx. 119.2 sq. metres (1283.2 sq. feet)  
Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.  
Plan produced using PlanUp.



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