

**** FOR SALE BY MODERN AUCTION ****
**** ATTENTION ALL INVESTORS ****
**** NO CHAIN ****

A competitively priced, spacious three bedroom maisonette located in central Newton Aycliffe, close to local shops and amenities. The home benefits from uPVC double glazing excluding ground floor w/c and gas central heating. The flat is over two floors with access to a roof top balcony at the rear.

We recommend an internal viewing to fully appreciate what this property has to offer.

The accommodation comprises; entrance hallway, ground floor w.c, utility room, stairs leading to first floor, hallway, lounge, dining room and kitchen, further staircase to second floor with bathroom/w.c and three bedrooms and roof top balcony to the rear.

Council tax band A. Freehold basis. EPC Rating: TBC
Please contact Smith & Friends Estate Agents in Darlington to arrange a viewing.

Simpasture Gate, Newton Aycliffe, DL5 5HH

3 Bed - Maisonette

Price Guide £37,999

EPC Rating:

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

GROUND FLOOR W.C

UTILITY ROOM

STAIRS TO FIRST FLOOR

FIRST FLOOR HALLWAY

LOUNGE

23'2 x 10'10 (7.06m x 3.30m)

DINING ROOM

8'8 x 10'4 (2.64m x 3.15m)

KITCHEN

8'3 x 10'4 (2.51m x 3.15m)

STAIRS TO SECOND FLOOR

SECOND FLOOR HALLWAY

BEDROOM ONE

14'6 x 10' (4.42m x 3.05m)

BEDROOM TWO

10'5 x 10'6 (3.18m x 3.20m)

BEDROOM THREE

8'4 x 10' (2.54m x 3.05m)

BATHROOM/W.C

BALCONY

FRONT EXTERNAL

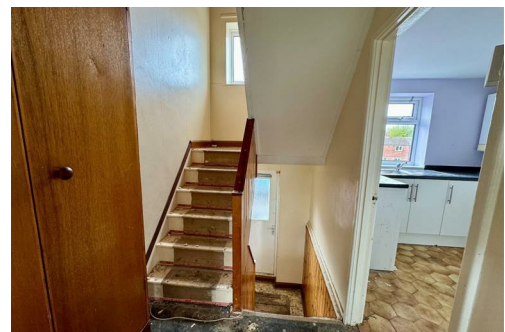
Auctioneer Comments

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



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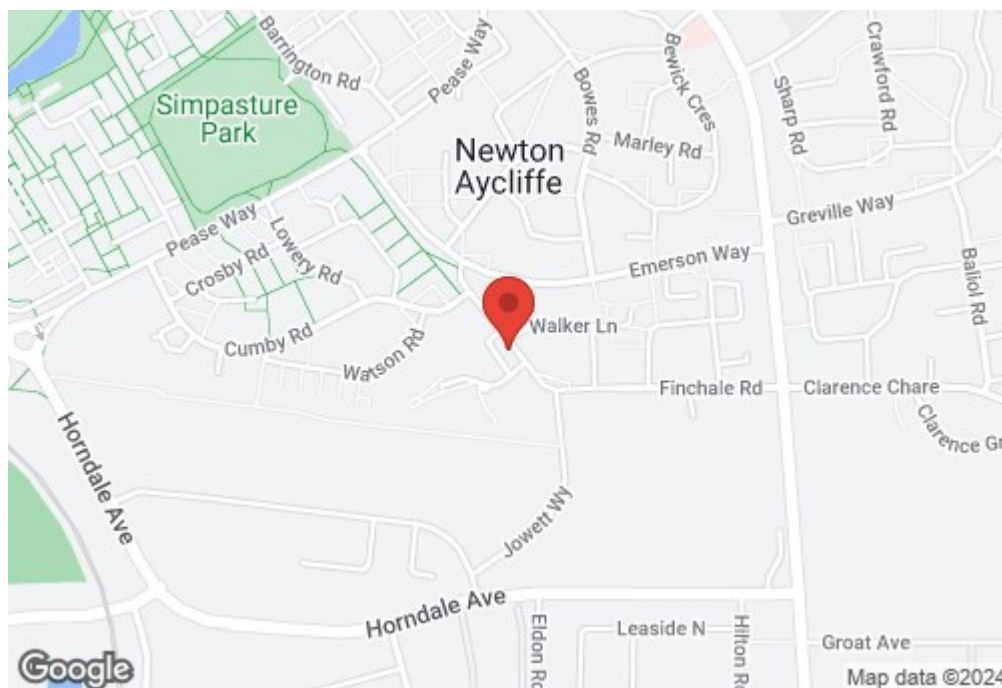


know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where 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

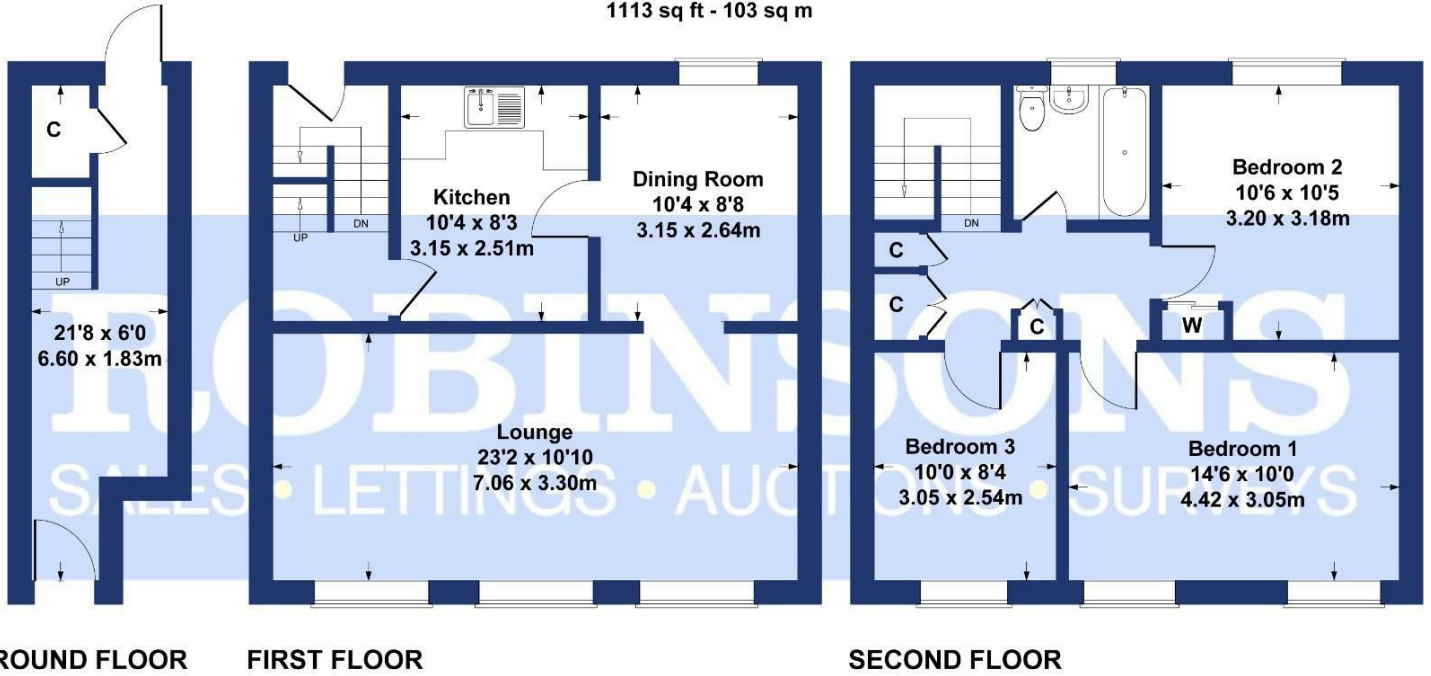
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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.



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Simpasture Gate

Approximate Gross Internal Area
1113 sq ft - 103 sq m



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. 2019

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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