



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £72,000 PLUS RESERVATION FEE ***

** NEWLY REFURBISHED *** MODERN KITCHEN and BATHROOM **** NO ONWARD CHAIN **
** DRIVEWAY and LARGE REAR GARDEN **** GOOD TRANSPORT LINKS **

Smith and Friends have pleasure in bringing this spacious two bed property to the market. The property which is situated in the ever popular Eastbourne area of Darlington and benefits from uPVC double glazing has been recently refurbished to include a new kitchen with integrated appliances, bathroom, flooring and a full redecoration programme.

The property lies close to local amenities, including, shops, supermarket and schooling, with Darlington town centre being within a 5 minute drive away. Good transport links to the A1(M), A66 and train station.

Kexwith Moor Close, Darlington, DL1 4RD
2 Bedroom - House - Semi-Detached
Starting Bid £72,000
EPC Rating:
Tenure: Freehold
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Kexwith Moor Close, Darlington, DL1 4RD



Ground Floor



Floor 1



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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	