



\*\*\* SOLD BY MODERN METHOD OF AUCTION; STARTING BID £46,000 PLUS RESERVATION FEE \*\*\*

Located in the Harrowgate Hill area of Darlington just off North Road, we are pleased to offer for sale this Two Bedroomed Mid-Terraced Residence, which is in need of modernisation and is available with immediate vacant possession.

Warmed by Gas Central Heating, the accommodation briefly comprises: Reception Hallway with staircase to the first floor, Lounge and Kitchen/Diner with door leading to the covered porch with access to the rear yard.

To the first floor there is a Landing area, Two Bedrooms and Bathroom/wc

Externally, there is a yard to the rear.

**Charles Street, Darlington, DL1 2HU**

**2 Bedroom - House - Mid Terrace**

**Starting Bid £46,000**

**EPC Rating: C**

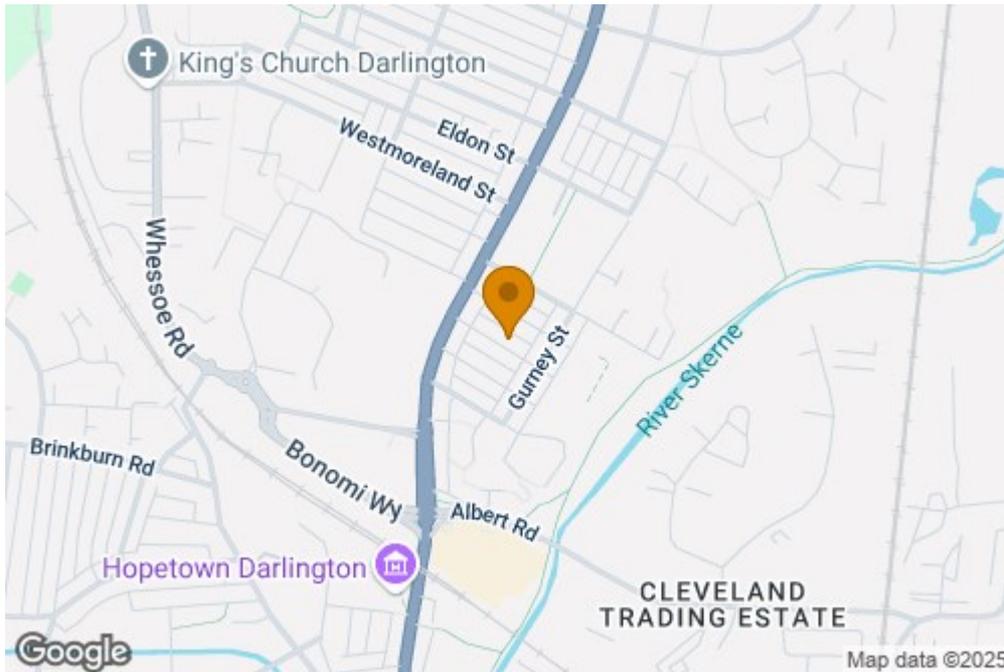
**Tenure: Freehold**

**Council Tax Band:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Charles Street, Darlington, DL1 2HU



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			89
(81-91) B			
(69-80) C		71	
(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	