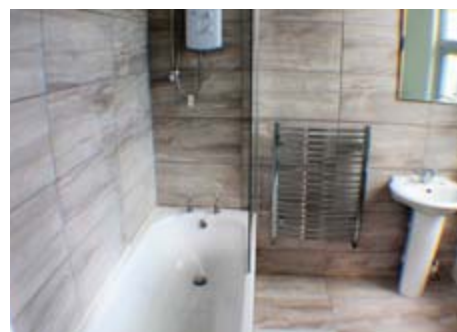


## 18 Station Road, Darlington, County Durham DL3 6SU

**\*GUIDE PRICE: £75,000+ (plus fees)**



### FOUR BEDROOM VICTORIAN HOUSE LOOKING FOR A NEW OWNER

Superb four bedroom end terrace property benefiting from a high quality refurbishment. Located perfectly for local amenities, schools and only a short walking distance from the main bus route. This well presented property offers plenty of accommodation and comprises in brief, entrance hall, dining room, kitchen, utility, lounge and WC to the ground floor, whilst the first floor hosts landing, four bedrooms, master dresser and bathroom. Fully Upvc double glazed and gas central heating throughout helping to keep this property energy efficient. Externally to the property is an enclosed rear yard and fenced front garden laid to gravel.

#### Description:

**Ground Floor:** Entrance Hall – Entered via Upvc door welcomes you to this airy wide space with access to the lounge, dining room and WC.

Lounge 4.57m 5.92m – Upvc double glazed window to front and sides, storage cupboard and radiator.

Kitchen / diner 3.8m x 5.92m – Upvc double glazed bay window to the front aspect and radiator. The kitchen sees a modern fitted kitchen with part tiled walls and integrated oven and hob.

Utility. WC – Tiled room with WC and hand wash basin.

#### First Floor: Landing

Bedroom One 4.15m 3.72m – Upvc double glazed window, radiator and dresser/storage cupboard.

Bedroom Two 4.50m 2.70m – Upvc double glazed window and radiator.

Bedroom Three 3.23m x 3.75m – Upvc double glazed window and radiator.

Bedroom Four 2.20m 2.25m – Upvc double glazed window and radiator.

Bathroom – Upvc double glazed window, heated towel rail, bath with electric overhead shower, WC, hand wash basin and part tiled walls with tiled floor.

N.B. 20 day completion

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

**Tenure:** See Legal Pack

**Local Authority:** Darlington Borough Council

**Solicitors:** Foster Partnership, First Floor, 2 Cecil Square, Margate, CT9 1BD. Tel: 01843 222543. Ref: Marcus Perry.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

**Buyer's Premium:** £1500 inc VAT payable on exchange of contracts.

**Administration Charge:** £900 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.