

KAN MOVE

Estate Agents

AUCTION

2 bed Terraced House for sale
starting Bids From £45,000

Kilburn Street - Shildon



Council Tax Band: A

EPC Rating: D

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000 Great Investment Property Two bedroom terraced house located within Shildon on the outskirts of Bishop Auckland, comprising of entrance vestibule, lounge, kitchen/breakfast, rear lobby into ground floor bathroom, Gas fired central heating system, Enclosed rear yard with brick outhouse and timber gate.



1 Bathrooms

2 Beds

- INVESTMENT PROPERTY
- GAS FIRED CENTRAL HEATING SYSTEM
- LOUNGE, KITCHEN/BREAKFAST
- TWO DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- ENCLOSED REAR YARD

SCAN FOR DETAILS

Entrance Vestibule/Stairs

Hardwood Entrance door into vestibule/Stairs

Lounge 13' 0" x 13' 0" (3.96m x 3.96m) into alcove

UPVC Double glazed window to front, painted brick feature fireplace. double doors into the Kitchen.

Kitchen/Breakfast 16' 0" x 17' 0" (4.87m x 5.18m)

UPVC Double Glazed window to rear, wall and base units, electric point for cooker, tiled splash backs, stainless steel sink unit with mixer tap, plumbing for washing machine.

Rear Lobby

Tiled floor, work top surface and wall mounted cupboard, hardwood door to yard.

Ground Floor Bathroom

Hardwood window frame with double glazed units, white suits, bath and hand basin, low level W/C, part tiled walls and floors

Bedroom One 13' 0" into alcove x 13' 0" (3.96m x 3.96m)

UPVC Double glazed window to front, two storage cupboards

Bedroom Two 7' 0" x 13' 0" (2.13m x 3.96m)

UPVC Double glazed window to rear, cupboard housing boiler

Externally

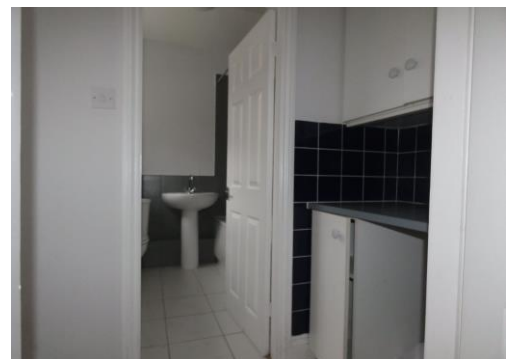
Enclosed rear yard, brick out house, timber gate

AUCTION TERMS AND CONDITIONS

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

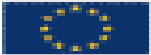
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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