



HUNTERS[®]
HERE TO GET *you* THERE

1 Margaret Street, Ludworth, Durham, DH6 1NG

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Guide Price £27,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This end of terrace house is currently listed for sale, presenting a perfect opportunity for investors or families willing to undertake a renovation project. The property requires a complete refurbishment, offering a blank canvas for those with a clear vision to transform it into a comfortable family home.

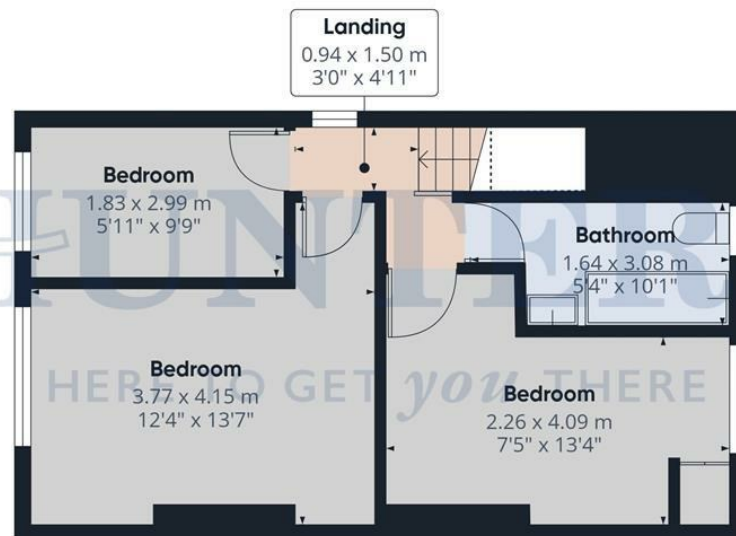
The house comprises three bedrooms, a kitchen, a bathroom, and two reception rooms. The reception rooms are open-plan, providing an excellent basis for a modern, spacious living area. This configuration offers great potential for creating a seamless flow between the kitchen, dining, and living spaces, ideal for contemporary family life or entertaining guests.

Please note that the property is in a state that requires significant renovation work. This gives you the unique opportunity to style and finish the property to your own personal taste and standards, maximising its potential and enhancing its value.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

77.9 m²
837 ft²

(1) Excluding balconies and terraces

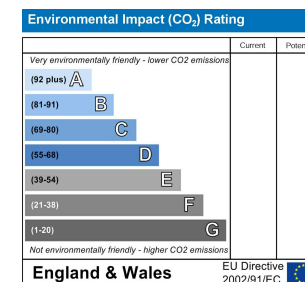
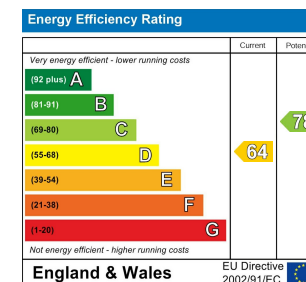
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





