



Thorncroft, The Villas, Thornley Durham DH6 3EU

welcome to

Thorncroft, The Villas, Thornley Durham

Offered to the market with no onward chain and presenting an exciting opportunity for buyers looking to add their own stamp, this deceptively spacious end-terraced family home is situated in the heart of Thornley, ideally positioned close to a range of local amenities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Vestibule

Entered via composite double-glazed door into entrance vestibule, coved cornicing, dado rail, door leading into the entrance hallway.

Entrance Hall

Stairs to first floor, radiator, dado rail, door leading to lounge, door leading to dining room and kitchen, under stairs storage cupboard.

Lounge

15' (max) x 12' 8" (excluding bay) (4.57m (max) x 3.86m (excluding bay))
UPVC double glazed bay window to front, coved cornicing, wall mounted electric radiator, TV point.

Reception Room 2

13' 1" (max) x 15' (max) (3.99m (max) x 4.57m (max))
Double glazed window to rear, radiator, coved cornicing, serving hatch into kitchen.

Kitchen

8' (max) x 19' 5" (2.44m (max) x 5.92m)
UPVC double glazed window to side, coved cornicing, open under stairs storage, serving hatch backs into reception room 2, vinyl flooring, UPVC double glazed door to side, range of wall and base units with complimentary working surfaces, stainless steel sink and draining board with mixer tap, plumbing and recess for washing machine, space for free standing cooker, space for free standing fridge/freezer.





Half Landing

Double glazed window to side, doors leading to the family bathroom and separate WC.

Bathroom

Walk in shower cubicle surrounded by bathroom wall board with rainfall shower head and handheld shower attachment, windows to side, wash hand basin on vanity unit, built in storage cupboards, radiator, vinyl flooring, loft hatch access.

Separate Wc

Window to side, low level, low flush WC, coved corning, vinyl flooring.

Full Landing

Radiator, access to three bedrooms, loft hatch access.

Bedroom 1

15' (max) x 13' 1" (max) (4.57m (max) x 3.99m (max))

Double glazed window to rear, radiator, coved corning, three quarter picture rail, three door built in storage cupboard.

Bedroom 2

11' 3" (max) x 12' 9" (max) (3.43m (max) x 3.89m (max))

UPVC double glazed window to front, three quarter picture rail, radiator, two door built in storage cupboard housing a baxi wall mounted combi boiler.

Bedroom 3

7' 6" x 9' 3" (2.29m x 2.82m)

UPVC double glazed window to front, three quarter picture rail, radiator.



Externally

Front Of Property

Wall enclosed, lawn area, mature planted borders, wrought iron gate with hard standing walkway leading to front door.

Rear Yard

Wall and fence enclosed with gate for access, brick built storage attached to storage unit with UPVC door for access, power and lighting, outside toilet and coal house, gives access to hard standing driveway at rear, concrete hard standing for parking.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- 2 RECEPTION ROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£50,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR119663 - 0006

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