



Bridge Road, West Cornforth, DL17 9JL
3 Bed - House - Terraced
Starting Bid £99,950

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**** FOR SALE VIA MODERN AUCTION****

It is with pleasure that we offer to the market with no onward chain; this outstanding 'cottage style' terraced house with three double bedrooms & two family bathrooms, pleasantly situated on Bridge Road, within the highly sought after, family orientated location of West Cornforth. This stunning residence ticks all the boxes for the larger family, is flooded with natural light throughout & oozes charm, character & authenticity. Having easy access to all of the immediate amenities offered in Cornforth itself, the property is only a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits further from gas central heating & double glazing throughout. In brief, this deceptively spacious residence comprises: Welcoming entrance lobby with access through to a beautiful, open-plan dining room (measuring 13ft approximately), kitchen with a range of wall & base units, a separate lounge with two windows to side elevation & feature fireplace, two further hallways; one of which leads to the rear & has access to a ground floor family bathroom whilst the other provides access to the first floor. The first floor itself boasts three double bedrooms (the master bedroom hosting its own walk-in wardrobe) & a second family bathroom with modern three piece suite. Externally, the property enjoys an excellent sized, shared garden to the side which is largely laid to lawn, with a further shared yard to the rear. Only via thorough internal inspection can the size, layout, style, charm & 'quirkiness' of this tremendous property be fully appreciated.

EPC Rating: TBC
Council Tax Band: A

ENTRANCE HALLWAY

KITCHEN

14'5 x 8'8 (4.39m x 2.64m)

DINING ROOM

13'4 x 9'5 (4.06m x 2.87m)

LOUNGE

16'9 x 12'0 (5.11m x 3.66m)

REAR LOBBY

BATHROOM

6'10 x 5'1 (2.08m x 1.55m)

REAR LOBBY

FIRST FLOOR LANDING

MASTER BEDROOM

13'5 x 11'10 (4.09m x 3.61m)

BEDROOM TWO

13'4 x 12'2 (4.06m x 3.71m)

BEDROOM THREE

14'4 x 8'10 (4.37m x 2.69m)

BATHROOM

9'7 x 6'7 (2.92m x 2.01m)

EXTERNALLY

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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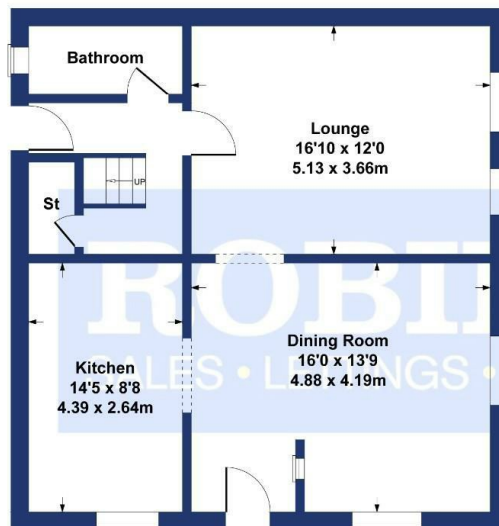
Strategic Marketing Plan

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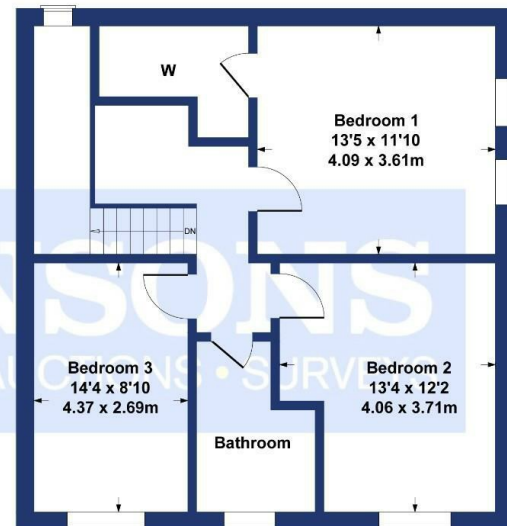
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Approximate Gross Internal Area

1421 sq ft - 132 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91 kWh/m²/yr A			
91-81 kWh/m²/yr B			
81-65 kWh/m²/yr C			
65-55 kWh/m²/yr D			
55-48 kWh/m²/yr E			
48-39 kWh/m²/yr F			
39-35 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-91 g/kWh A			
91-81 g/kWh B			
81-65 g/kWh C			
65-55 g/kWh D			
55-48 g/kWh E			
48-39 g/kWh F			
39-35 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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