

Alwick Avenue, Trimdon Grange, TS29

6HS

2 Bed - Bungalow - Terrace

Guide Price £59,995

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

Tastefully decorated throughout, we are delighted to offer to the market with no onward chain, this deceptively spacious end-terraced bungalow with two bedrooms pleasantly situated on Alnwick Avenue, within the popular residential area of Trimdon Grange. This well proportioned residence is the perfect purchase for clients seeking that 'move-in ready home' which benefits from gas central heating via a combi boiler & double glazing throughout. Having easy access to all of the immediate amenities offered in & around the area, the property is a short drive into the neighbouring village of Sedgefield & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside. In brief, this well proportioned home comprises: Entrance porch through to a welcoming entrance hallway with spacious storage cupboard, lounge with two windows to rear elevation, an impressive open-plan kitchen/dining area with a range of fitted wall & base units, two bedrooms & a lovely bathroom with modern three piece suite. Externally, the property enjoys an enclosed, South-facing garden to the rear & an additional enclosed garden to the front. Only via thorough internal inspection can the style, layout, space & standard of this impressive home be fully appreciated.

EPC Rating: D
Council Tax Band: A

ENTRANCE PORCH

7'8 x 7'4 (2.34m x 2.24m)

ENTRANCE HALLWAY

LOUNGE

12'9 x 11'8 (3.89m x 3.56m)

KITCHEN / DINER

17'4 x 12'9 (5.28m x 3.89m)

MASTER BEDROOM

12'9 x 8'5 (3.89m x 2.57m)

BEDROOM TWO

7'5 x 7'4 (2.26m x 2.24m)

BATHROOM

6'5 x 5'0 (1.96m x 1.52m)

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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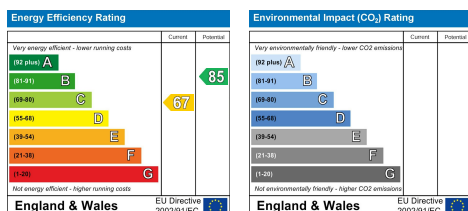
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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