



Kerr Crescent, Sedgfield, TS21 2EG
3 Bed - House - Terraced
Starting Bid £130,000

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***** FOR SALE VIA MODERN METHOD OF AUCTION*****

Situated pleasantly within this quaint cul-de-sac location, we are thrilled to offer to the market with no onward chain this deceptively spacious three bedroom terraced house in Kerr Crescent. This well proportioned property boasts spacious internal rooms & also benefits from double glazing & gas central heating via a re-fitted combi boiler. With easy access to all of the local amenities offered in & around Sedgfield Village & the surrounding areas, the property is also within excellent commuting distance to all major road networks & bus routes. The property comprises in brief: entrance hallways with access through to a ground floor cloaks/wc, a 14ft (approx) kitchen/dining area, spacious lounge with sliding doors through to a rear conservatory. To the first floor, there are three bedrooms & a re-fitted bathroom. Externally, this lovely home enjoys views to the rear which overlook the local farmers fields, which are visible from the well maintained enclosed gardens. To the front, there is an open aspect with an unallocated parking space. Not to be missed, we encourage internal inspection in order to fully appreciate the style, layout & potential of this impressive home for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: B

ENTRANCE HALLWAY**GROUND FLOOR CLOAKS / WC**

KITCHEN / DINING AREA
15'7 x 9'10 (4.75m x 3.00m)

LOUNGE
13'5 x 13'3 (4.09m x 4.04m)

CONSERVATORY
11'2 x 9'9 (3.40m x 2.97m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'3 x 9'10 (4.34m x 3.00m)

BEDROOM TWO
13'0 x 10'7 (3.96m x 3.23m)

BEDROOM THREE
7'10 x 7'7 (2.39m x 2.31m)

BATHROOM
8'6 x 6'6 (2.59m x 1.98m)

EXTERNALLY**AUCTIONEERS COMMENTS**

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 4.50% 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.



OUR SERVICES

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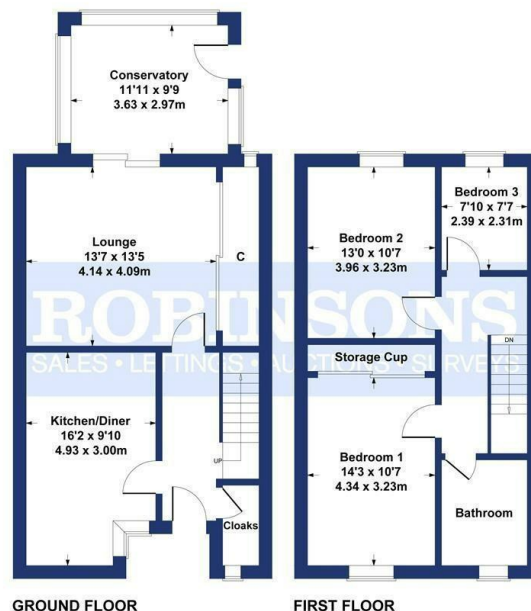
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Kerr Crescent
Approximate Gross Internal Area
1138 sq ft - 106 sq m



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. 2020

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (91-95) | B | | |
| (81-90) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (43-54) | F | | |
| (31-42) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 69 | 85 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (91-95) | B | | |
| (81-90) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (43-54) | F | | |
| (31-42) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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