

The Sidings, Bishop Auckland, DL14 7AE
2 Bed - House - Semi-Detached
Starting Bid £130,000

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** For Sale by the modern method of Auction. Starting Bids £109,950.
Reservation Fees Apply **
09-07-2025 at 13:00

Robinsons are delighted to offer for sale this immaculately presented, recently built two bedroom, semi-detached property located in a quiet corner of a pleasant cul de sac on the Bedford Sidings development. Set over two floors the accommodation comprises of an entrance hall, downstairs/wc, and an open plan living area consisting of a lounge with bi folding doors opening to the rear garden & modern fitted kitchen to the ground floor whilst to the first floor there is a landing, two double bedrooms and a family bathroom/wc. To the exterior of the property, there is a well presented and low maintenance rear garden with off street parking for two vehicles to the front. With the added benefits of UPVC double glazing, gas central heating & the remainder of it's NHBC warranty, viewing is recommended to appreciate the size, presentation and location of the accommodation on offer.

Energy Efficiency Rating B, Council Tax Band A, Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Entered via a composite double glazed door from the front and with laminate flooring and stairs to the first floor.

WC

Fitted with a modern two piece suite comprising low level WC, vanity basin, tiled splash backs, laminate flooring, ladder radiator and uPVC double glazed window to the front.

Lounge

13'2" x 12'4" (4.02 x 3.78)

With under stair storage cupboard, bifold doors leading to the rear garden and walk through to the kitchen.

Kitchen

8'7" x 5'11" (2.63 x 1.82)

Fitted with a modern range of modern wall and base having contrasting worktops incorporating single drainer sink unit, gas hob with extractor hood and built under oven, tiled splash backs space for a fridge freezer and washing machine, cupboard housing wall mounted gas central heating boiler and uPVC double glazed window to the front.

FIRST FLOOR

Landing

With loft access.

Bedroom 1

13'2" x 7'8" (4.03 x 2.34)

With over stair storage cupboard and two uPVC double glazed windows to the front.

Bedroom 2

13'2" x 7'6" (4.03 x 2.31)

With two uPVC double glazed windows to the rear.

Bathroom

Fitted with a modern white 3 piece suite comprising panelled bath with shower/mixer tap, wash basin set into vanity unit, low level WC, tiled splash backs, ladder radiator, vinyl flooring and opaque uPVC double glazed window to the side.

EXTERNAL

To the front of the property there is a good sized blocked paved driveway providing ample off street parking for two of vehicles, whilst to the rear there is a fence enclosed garden laid to gravel for low maintenance and with paved patio.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1469 (min)

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

AUCTIONEERS NOTES

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.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

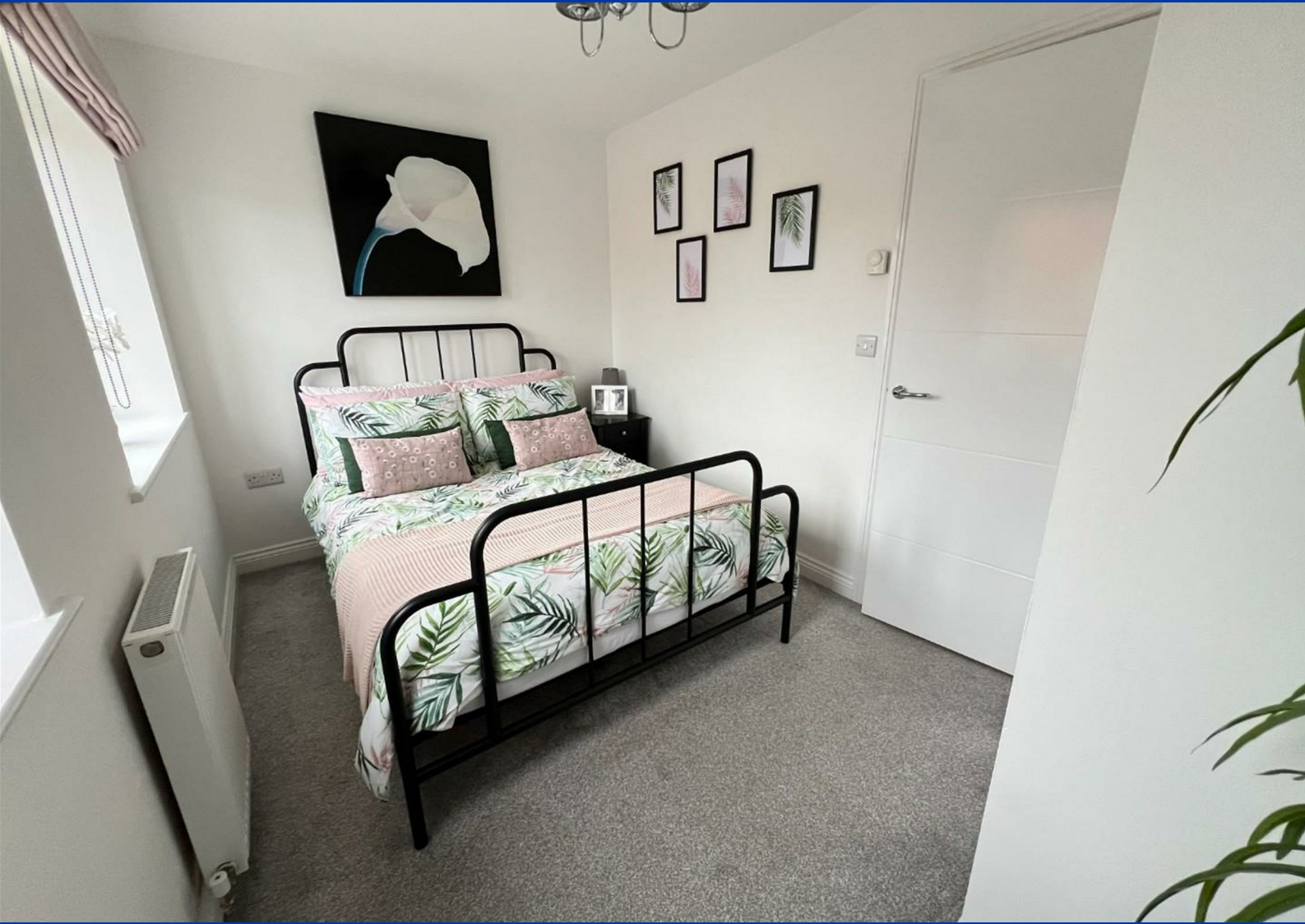
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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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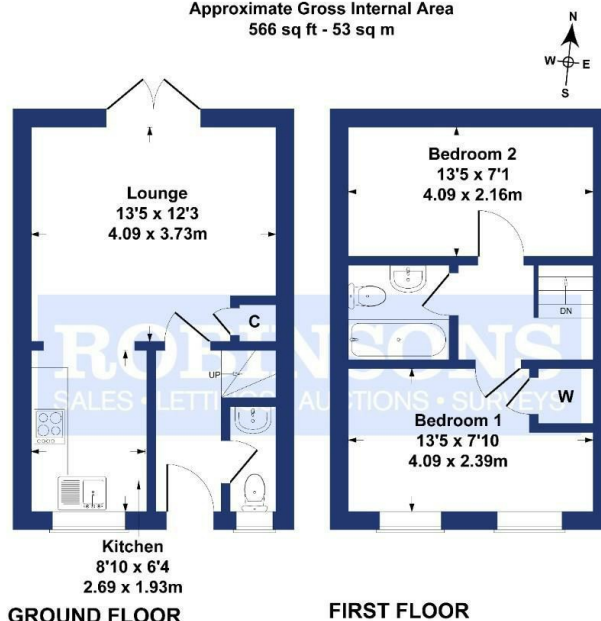
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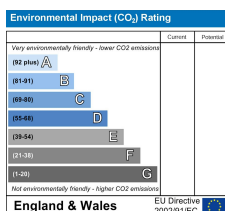
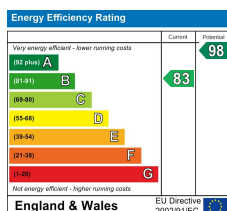
The Sidings
Approximate Gross Internal Area
566 sq ft - 53 sq m



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. 2024



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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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