

Garbutt Street, Shildon, DL4 1AR
2 Bed - House - Terraced
Starting Bid £35,000

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** For Sale by the modern method of Auction. Starting Bids £40,000.
Reservation Fees Apply **

Council Tax: Durham County Council, Band A (£1469 Min)
Energy Rating: D

Robinsons offer to the market this well presented two bedroom mid terraced house. The property benefits from a modern kitchen and shower rooms to both floors, gas central heating and UPVC double glazing. In brief the property comprises; entrance hallway, lounge, kitchen and shower room. To the first floor there are two good sized bedrooms and a second shower room. Externally there is a rear yard.

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.

Energy Efficiency Rating D | Council Tax Band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

13'5" x 13'1" (4.11 x 4.01)

With feature fire surround housing electric fire, and uPVC double glazed window to the front.

Kitchen

13'3" x 11'3" (4.04 x 3.43)

Fitted with modern base and wall units having contrasting worktops incorporating single drainer sink unit, electric hob with extractor hood and built under oven, tiled splash backs, plumbing for washing machine, space for fridge freezer, and uPVC double glazed window to the rear.

Shower Room

Fitted with a three piece suite comprising shower cubicle fitted with a mains fed shower, pedestal wash basin, low level WC, tiled splash backs and uPVC double glazed window.

FIRST FLOOR

Landing

With storage cupboard and loft access.

Bedroom 1

15'5".13'8" (4.72.4.17)

With built in wardrobes, storage cupboard, and uPVC double glazed window to the front.

Bedroom 2

13'3".9'6" (4.04.2.92)

With built in wardrobes and uPVC double glazed window to the rear.

Shower Room

Fitted with a three piece suite comprising built in shower cubicle having mains fed shower, pedestal wash basin, low level WC, tiled splash backs and uPVC double glazed window to the rear.

EXTERNAL

To the rear of the property there is an enclosed yard

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 17Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average-Good

Tenure: Freehold

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.

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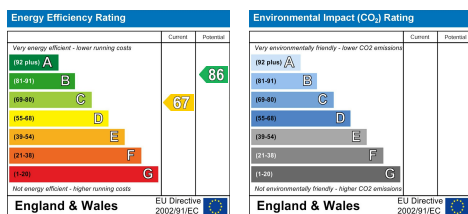
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification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