



Park Road, DL14 0EN
4 Bed - House - Mid Terrace
Starting Bid £80,000

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Park Road , DL14 0EN

** For Sale by the modern method of Auction. Starting Bids £80,000. Reservation Fees Apply **

NO ONWARD CHAIN * LARGE HOUSE WITH FOUR RECEPTION ROOMS * ENCLOSED YARD TO THE REAR AND OFF ROAD PARKING *

Welcome to this larger than average property located on Park Road in Witton Park which is offered for sale with the absence of a forward chain. This mid-terrace house, previously the Witton Park Post Office but has since been converted to one large family home, boasts a spacious layout with four reception rooms and four bedrooms, offering ample space for a growing family.

With its large size and versatile layout, this property presents an ideal opportunity for growing families and those looking to create their dream home. The house is warmed by gas central heating and has UPVC double glazed windows.

The property's history as the former Witton Park Post Office means the house has generous size living accommodation throughout, which comprises; Entrance vestibule leading to the first of the four reception rooms which then leads onto all three others, whether used for entertaining guests or creating separate living areas for different purposes, this is a unique find in the area. Large kitchen with a range of wall ,base and drawer units with space for appliances.

The first floor landing gives access to the four spacious bedrooms and the family bathroom. The landing also has a large storage cupboard, which has the potential to be utilised as extra bathroom space.

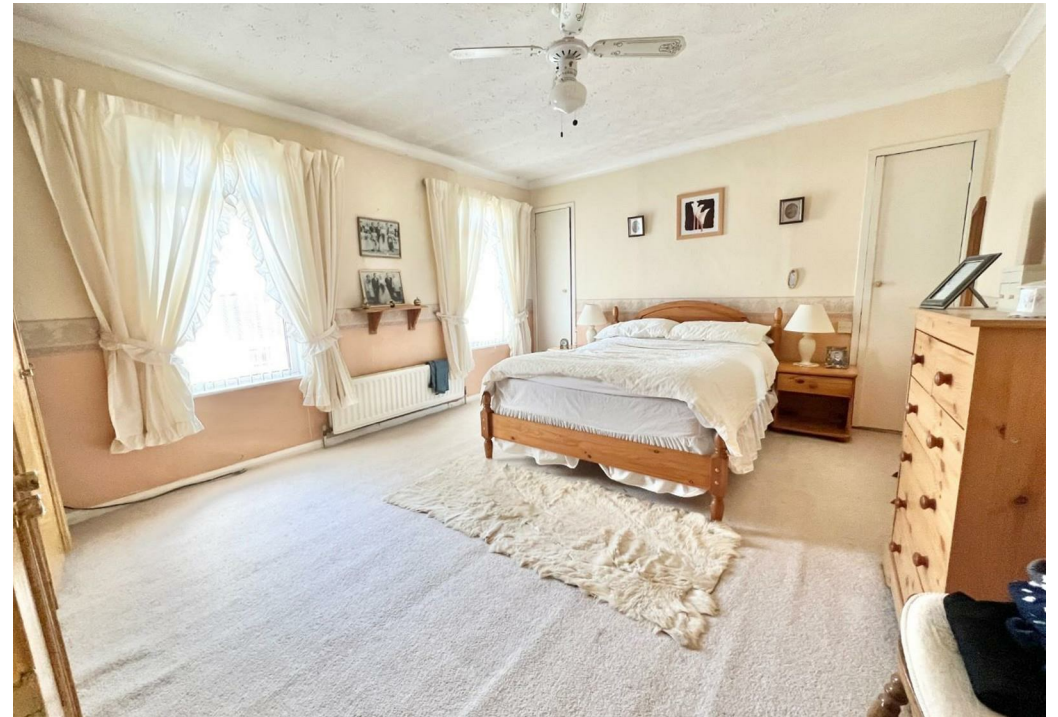
Outside there is a enclosed garden to the front which has been designed for easy maintenance and a driveway allowing off road parking. At the rear there is an enclosed yard which enjoys a lot of the summer sun.

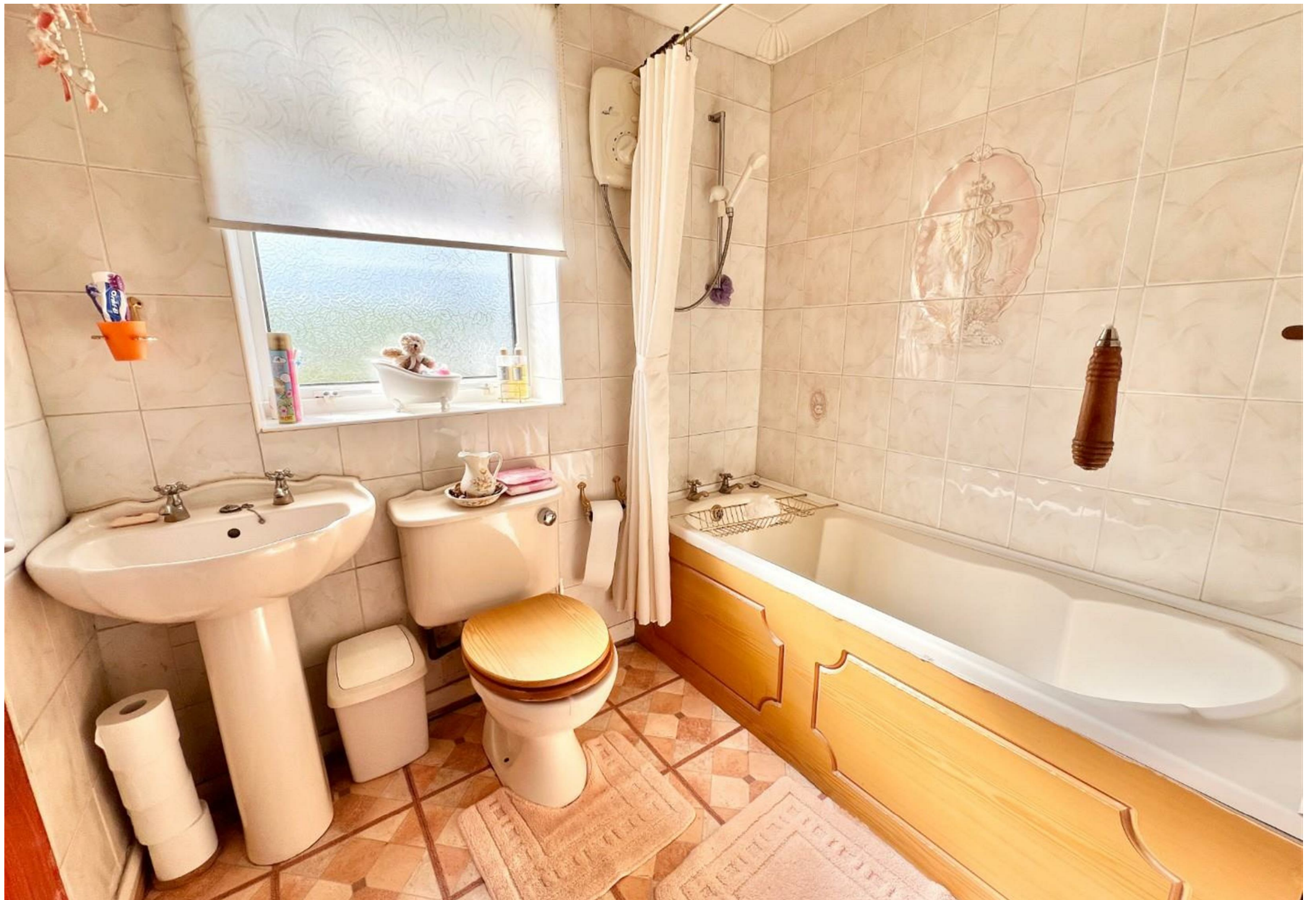
Witton Park is located just a short drive away from Bishop Auckland and has schooling and amenities. A wider range of shopping, recreational and health care facilities are located in nearby Bishop Auckland.













AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Basic Mbps,
Mobile Signal/Coverage: Poor-Average
Tenure: Freehold
Council Tax: Durham County Council, Band A- Approx. £1621 (min)
Energy Rating: TBC

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.

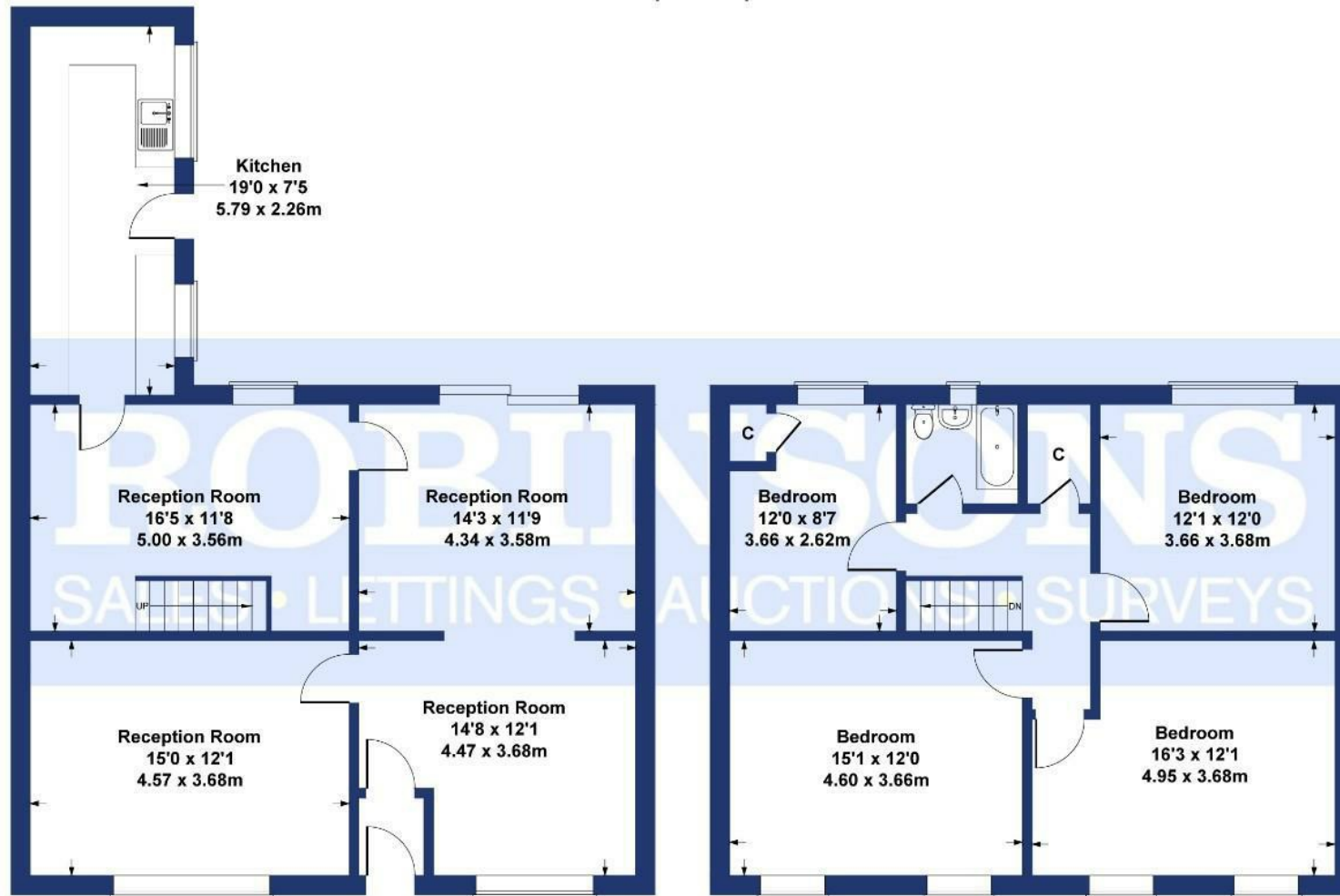
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





Park Road Witton Park

Approximate Gross Internal Area
1656 sq ft - 154 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

71

51

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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