

Surtees Street, DL14 7DJ  
2 Bed - House - Mid Terrace  
Starting Bid £49,995

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\*\* For Sale by the modern method of Auction. Starting Bids £49,995. Reservation Fees Apply \*\*

Robinsons offer to the market this two-bedroom mid-terrace house located on Surtees Street in Bishop Auckland. Built in 1900, this property boasts character and history while offering modern comfort.

As you step inside, you are greeted by two reception rooms that provide ample space for entertaining or relaxing. The layout of the house allows for a seamless flow between the rooms, creating a cosy and inviting atmosphere.

The property features two well-proportioned bedrooms, perfect for a small family, a couple, or even as a spacious home office. The bathroom is conveniently located, offering functionality and privacy.

The location is a standout feature, being close to the town centre amenities, making shopping, dining, and entertainment easily accessible.

One of the advantages of this property is that it comes with no onward chain, allowing for a smooth and hassle-free buying process. Whether you are looking for a new home or an investment opportunity, this spacious two-bedroom terraced house has the potential to be the perfect place for you.

#### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 18 Mbps, Superfast 80 Mbps, 1000 Ultrafast

Mobile Signal/Coverage: Good

Tenure Freehold

Council Tax: Durham County Council, Band A £1621 (min)

Energy Rating: C

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 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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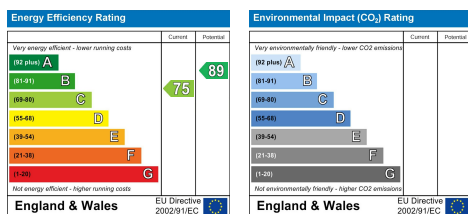
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## DURHAM

1-3 Old Elvet  
DH1 3HL

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E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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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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