



Sycamore Grove, DL14 9JG  
4 Bed - Shop with Living Accommodation  
£69,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**\*\* SOLD WITH NO ONWARD CHAIN \*\* ATTENTION INVESTORS \*\***

Robinsons offer a prime investment opportunity in this vacant property situated on Sycamore Grove in West Auckland. The property, a former community centre requires refurbishing throughout and comprises of a large hall, two offices, kitchen and toilets to the ground floor, whilst to the first floor there is a spacious three/four bedroom flat.

## **GROUND FLOOR**

### **Entrance Lobby**

### **Community Hall**

35'11" x 14'6" (10.96 x 4.44)

### **Kitchen**

9'10",269'0" x 6'9" (3,82 x 2.08)

### **Office**

11'6" x 9'5" (3.51 x 2.89)

### **Office**

11'11" x 11'4" (3.65 x 3.47)

### **Male WC**

### **Female WC**

## **FIRST FLOOR**

### **Landing**

### **Reception Room**

16'0" x 11'7" (4.89 x 3.54)

### **Kitchen**

11'6" x 10'5" (3.52 x 3.19)

### **Bedroom 1**

12'6" x 11'6" (3.83 x 3.53)

### **Bedroom 2**

11'8" x 10'7" (3.56 x 3.23)

### **Bedroom 3**

12'9" x 8'9" (3.90m x 2.68)

### **Bathroom 4**

8'7" x 5'9" (2.64 x 1.76)

### **Bathroom**

### **Seperate WC**

## **EXTERNAL**

## **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: TBC

Broadband: Basic 16 Mbps, Superfast 44 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not energy efficient - higher running costs	1-20kWh		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-60kWh G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh		

England & Wales EU Directive 2002/91/EC

## DURHAM

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

www.robinsonsestateagents.co.uk