



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

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## \*\* SOLD WITH NO ONWARD CHAIN \*\* ATTENTION Electricity Supply: Mains INVESTORS \*\* Water Supply: Mains

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

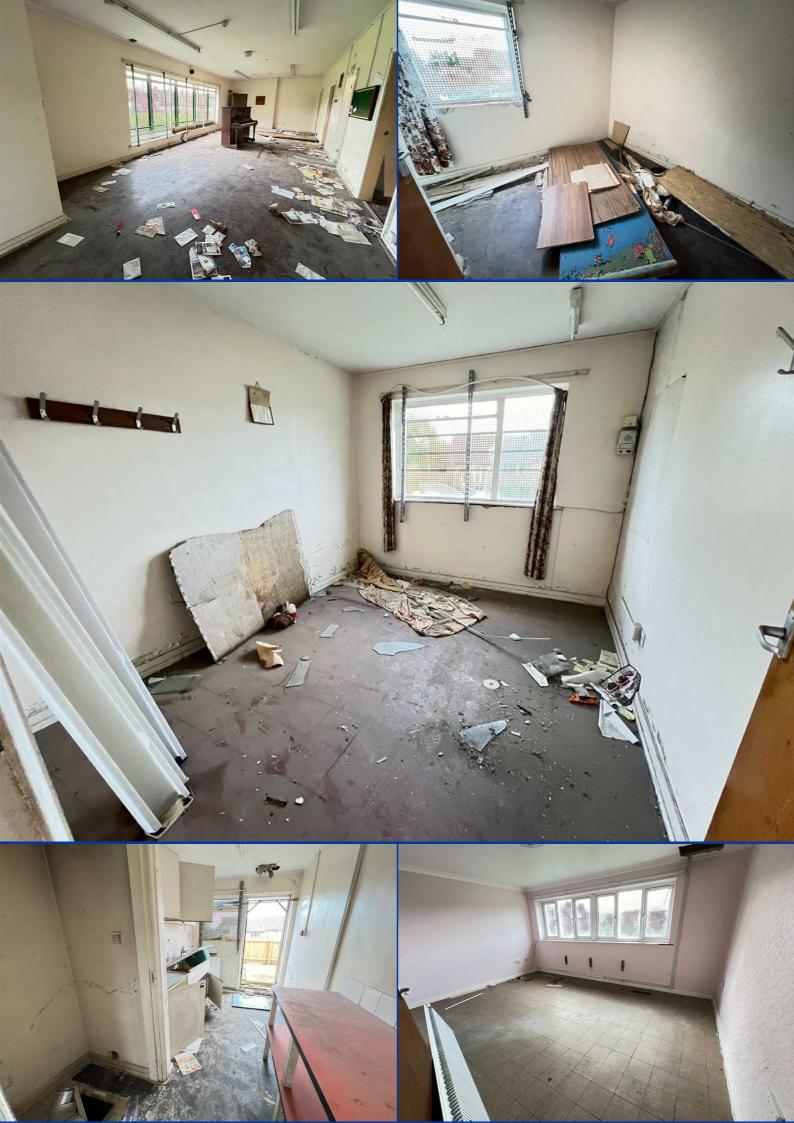
(min)

**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.







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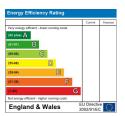
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Strategic Marketing Plan

**Dedicated Property Manager** 





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