



Bell Street, Bishop Auckland, DL14 6BA
3 Bed - House - Terraced
Starting Bid £45,000

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** For Sale by the modern method of Auction. Starting Bids £45,000
Reservation Fees Apply **

Welcome to this charming three-bedroom mid-terrace house located at 26 Bell Street in the heart of Bishop Auckland, Co Durham. This property boasts a central location, making it an ideal choice for those who appreciate the convenience of being within walking distance to a variety of shops and local amenities.

As you enter the home, you will find an inviting open plan lounge and dining room, perfect for both relaxation and entertaining. The layout creates a warm and welcoming atmosphere, allowing for a seamless flow between spaces. The property also features a yard to the rear, providing a private outdoor area for enjoying the fresh air or hosting gatherings.

In summary, this delightful mid-terrace house offers a perfect blend of convenience, comfort, and flexibility, making it an excellent choice for anyone looking to settle in Bishop Auckland. Don't miss the opportunity to make this lovely property your new home.

To Arrange a Viewing please call Robinsons on 01388 458111

GROUND FLOOR

Lounge

13'2" x 12'5" (4.03 x 3.79)

Dining Room

13'9" x 12'5" (4.20 x 3.80)

Kitchen

Rear Lobby

Bathroom

FIRST FLOOR

Landing

Bedroom 1

13'9" x 8'5" (4.21 x 2.58)

Bedroom 2

13'3" x 8'7" (4.05 x 2.62)

Bedroom 3

9'11" x 5'10" (3.03 x 1.79)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

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

Energy Rating: D

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 £492 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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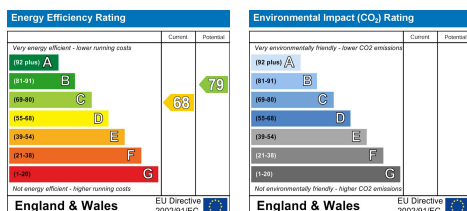
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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