



Main Street, Shildon, DL4 1AQ
3 Bed - House - End Terrace
Starting Bid £55,000

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Main Street Shildon, DL4 1AQ

**** For Sale by the modern method of Auction. Starting Bids £59,950. Reservation Fees Apply ****

****04-07-2025 at 13.00pm****

Nestled in the heart of Shildon on Main Street, this three-bedroom end-terraced house presents an excellent opportunity for both first-time buyers and seasoned investors alike. Spanning an impressive 1,152 square feet, the property boasts a prime town centre location, ensuring that all local amenities are just a stone's throw away.

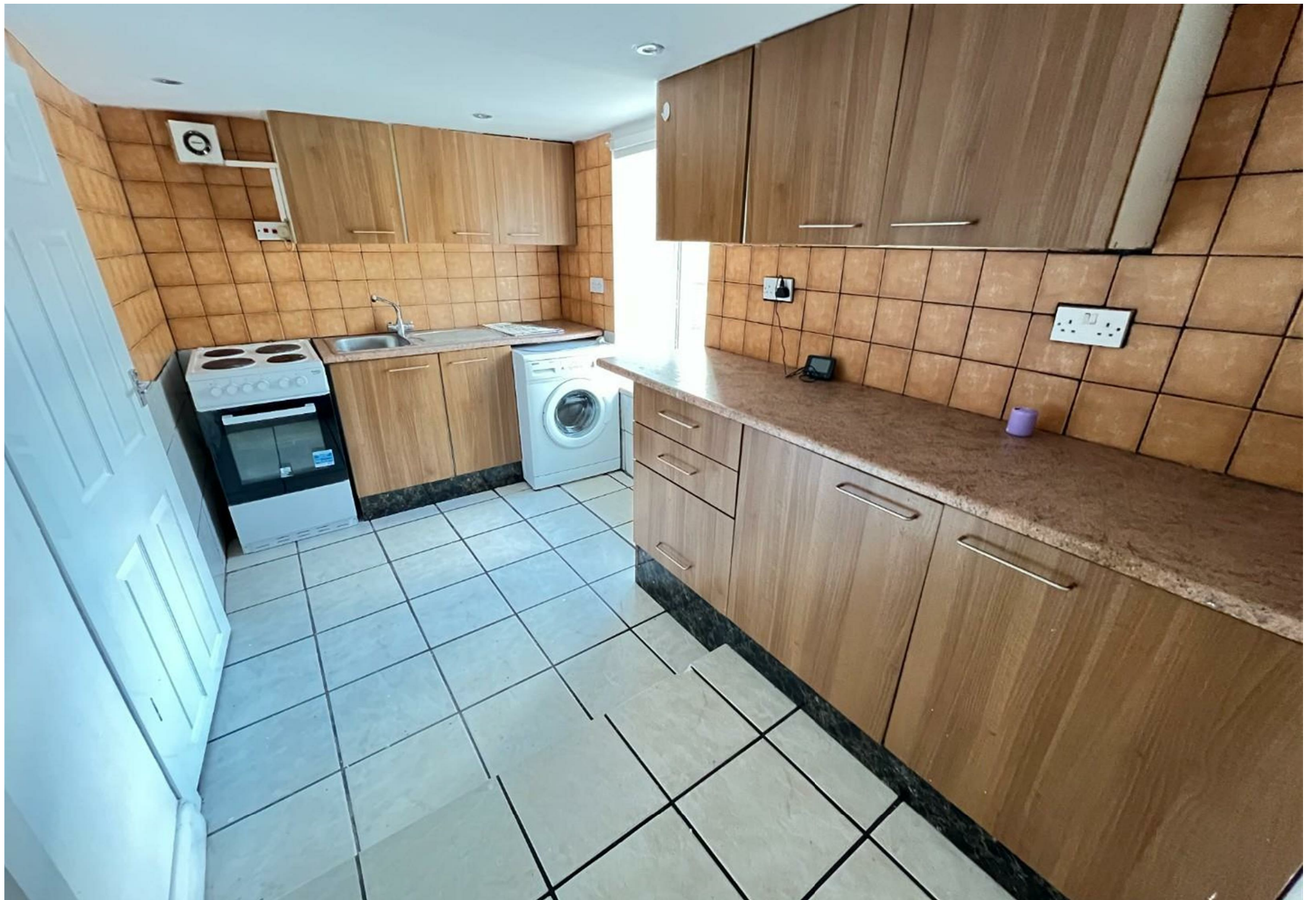
Upon entering, you will find two generously sized reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the ground floor is both practical and inviting. The property features three well-proportioned bedrooms, offering ample space for a growing family or the flexibility to create a home office or guest room.

Completing this residence is a bathroom that caters to all your needs, ensuring comfort and convenience. Additionally, the property includes a garage to the rear, providing valuable off-street parking and extra storage space.

With no onward chain, whether you are looking to invest in a rental property or seeking a family home in a vibrant community, this end-terraced house on Main Street is an opportunity not to be missed. Embrace the potential of this lovely property and arrange a viewing today.

To arrange a viewing please Robinsons on 01388 458111









GROUND FLOOR

Entrance Lobby

Lounge

16'2" x 13'1" maximum (4.95 x 4.01 maximum)

Dining Room

12'9" x 10'0" (3.91 x 3.07)

Kitchen

11'10" x 6'11" (3.61 x 2.11)

Rear Lobby

FIRST FLOOR

Bedroom 1

12'2" x 10'2" (3.71 x 3.12)

Bedroom 2

11'8" x 9'8" (3.56 x 2.97)

Bedroom 3

8'7" x 6'0" (2.62 x 1.85)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

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

Mobile Signal/Coverage: Average

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 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.

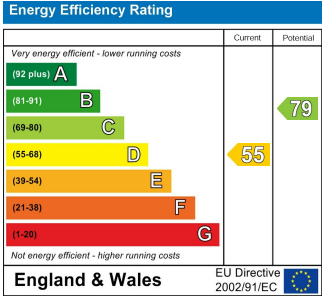
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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.





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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