



Albion Terrace, Cockton Hill, DL14 6EL
2 Bed - House - Terraced
Starting Bid £72,000

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** For Sale by the modern method of Auction. Starting Bids £72,000
Reservation Fees Apply **
** END DATE 25-06-2025 at 13:00**

Sold via the modern method of auction Nestled in the heart of Bishop Auckland, this charming two-bedroom terraced house on Albion Terrace offers a delightful blend of modern living and convenient location. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal home for families or professionals alike.

The two generously sized double bedrooms ensure comfort and privacy, while the kitchen and bathroom have been thoughtfully designed to meet contemporary standards.

One of the standout features of this property is the single garage located at the rear, providing secure parking and additional storage options. The prime town centre location means that residents will enjoy easy access to local amenities, shops, and transport links, enhancing the overall appeal of this lovely home.

In summary, this two-bedroom terraced house is a fantastic opportunity for those seeking a spacious and modern residence in a vibrant area. With its attractive features and convenient location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this delightful property your new home.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

11'4" x 11'10" (3.46 x 3.63)

Dining Room

11'4" x 11'10" (3.46 x 3.63)

Kitchen

9'2" x 7'6" (2.81 x 2.30)

FIRST FLOOR

Bedroom 1

14'7" x 11'4" (4.46 x 3.46)

Bedroom 2

11'4" x 9'4" (3.46 x 2.87)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 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 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.



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Albion Terrace
Approximate Gross Internal Area
858 sq ft - 80 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(39-47)	F		
(31-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(39-47)	F		
(31-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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