



**Newton Grange, Toronto, DL14 7RP**  
**2 Bed - House - End Terrace**  
**£72,000**

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**\*\* For Sale by the modern method of Auction. Starting Bids £72,000. Reservation Fees Apply \*\***

Sold with no onward chain and nestled in the modern development of Toronto, Bishop Auckland, this charming two-bedroom terraced house at 31c Newton Grange presents an excellent opportunity for those seeking a comfortable and contemporary living space. Upon entering, you are welcomed by a spacious entrance hallway that leads to a convenient cloakroom with a WC, perfect for guests and everyday use.

The heart of the home is the inviting lounge, which offers a warm and relaxing atmosphere, ideal for unwinding after a long day or entertaining friends and family. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout.

The property features two well-proportioned bedrooms, providing ample space for rest and relaxation. Each room is designed to accommodate various furniture arrangements, making it easy to personalise your living space to suit your style.

Additionally, the property benefits from parking for one vehicle, ensuring convenience for residents. The location is well-connected, with local amenities and transport links nearby, making it an ideal choice for both families and professionals.

This delightful terraced house combines modern living with practicality, making it a perfect rental opportunity in a sought-after area. Don't miss the chance to make this lovely property your new home.

## GROUND FLOOR

### Entrance Hall

### Kitchen

11'6" x 7'4" (3.51 x 2.26)

### Lounge

13'10" x 10'0" (4.24 x 3.05)

### WC

## FIRST FLOOR

### Landing

### Bedroom 1

13'10" x 10'2" (4.24 x 3.10)

### Bedroom 2

10'11" x 7'1" (3.35 x 2.16)

### Bathroom

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 13 Mbps, Superfast 60 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: TBC

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 Min)

Energy Rating: C

**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 COMMENTS

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.

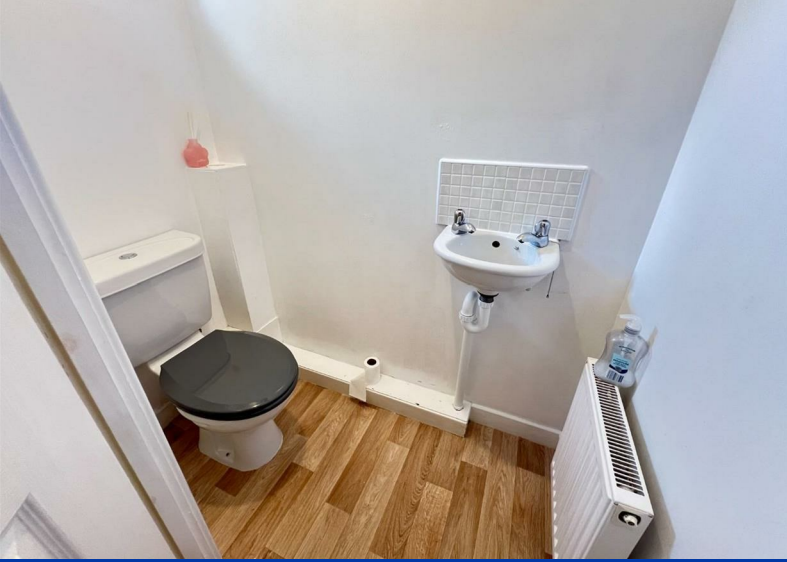
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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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## Newton Grange



GROUND FLOOR

FIRST FLOOR

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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(1-10) <b>A</b>			
(11-20) <b>B</b>			
(21-30) <b>C</b>			
(31-40) <b>D</b>			
(41-50) <b>E</b>			
(51-60) <b>F</b>			
(61-70) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		81	81
EU Directive 2002/91/EC			

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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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