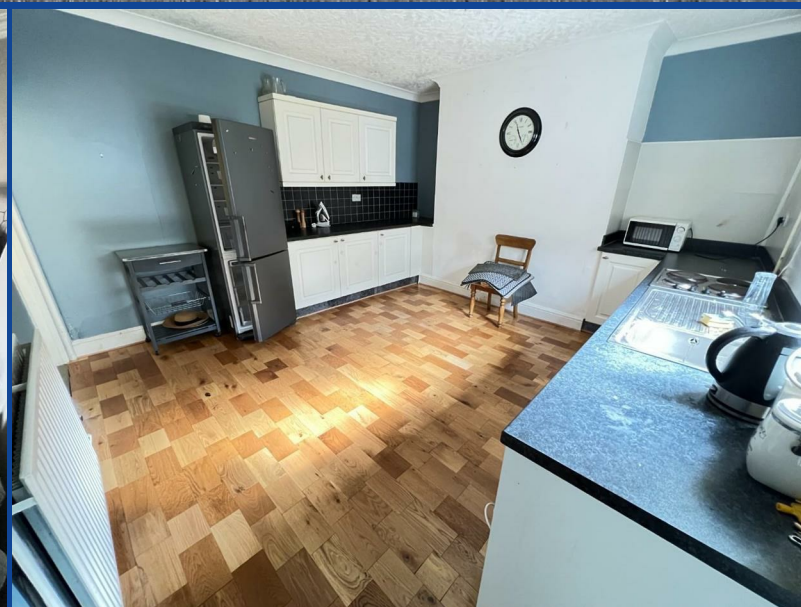
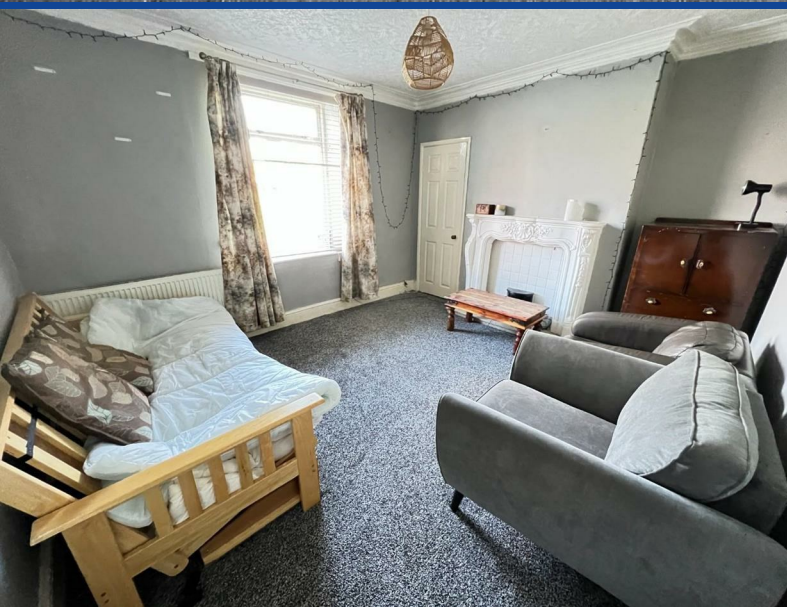




Soho Street, DL4 1PG
3 Bed - House
Starting Bid £60,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

** For Sale by the modern method of Auction. Starting Bids £60,000. Reservation Fees Apply **

Nestled on the charming Soho Street in Shildon, this spacious three-bedroom terraced house presents an excellent opportunity for both families and investors alike. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings at home. Each of the three bedrooms offers ample space, ensuring comfort and privacy for all occupants.

The house features a modern kitchen and bathroom, both designed with contemporary living in mind. Additionally, the property benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. An added bonus is the loft storage room, which offers extra space for belongings or the potential for further development.

Conveniently located, this home is just a stone's throw away from local amenities and transport links, making it ideal for those who value accessibility and community. With a potential yield of 8.5 to 9%, this offers a sound investment opportunity. Whether you are looking to settle down or expand your property portfolio, this terraced house on Soho Street is certainly worth considering.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

14'0" x 11'9" (4.27 x 3.60)

Kitchen

13'1" x 14'2" (3.99 x 4.34)

Rear Lobby

Bathroom

FIRST FLOOR

Landing

Bedroom 1

13'0" x 10'0" (3.98 x 3.05)

Bedroom 2

11'10" x 10'2" (3.63 x 3.11)

Bedroom 3

11'11" x 7'2" (3.65 x 2.19)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 45 Mbps,

Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £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 appropriate

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.

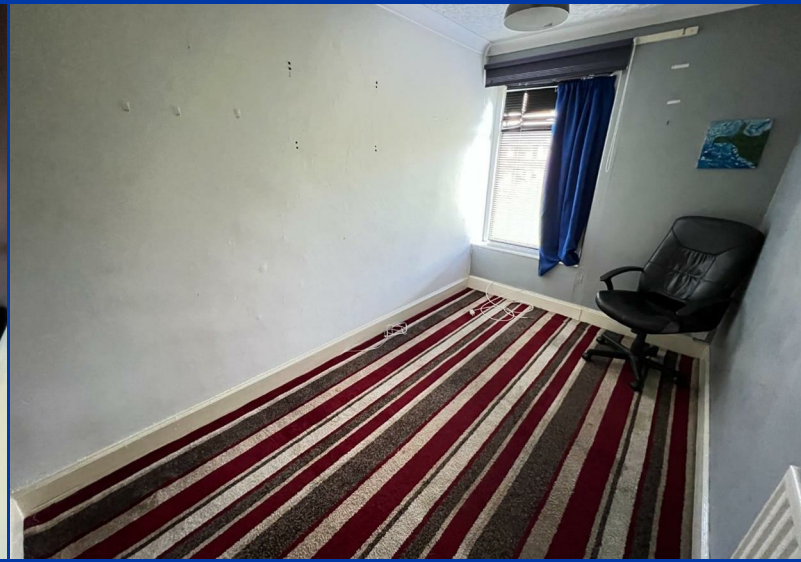
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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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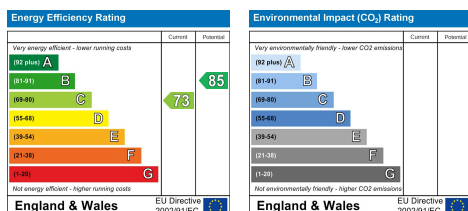
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DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

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11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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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