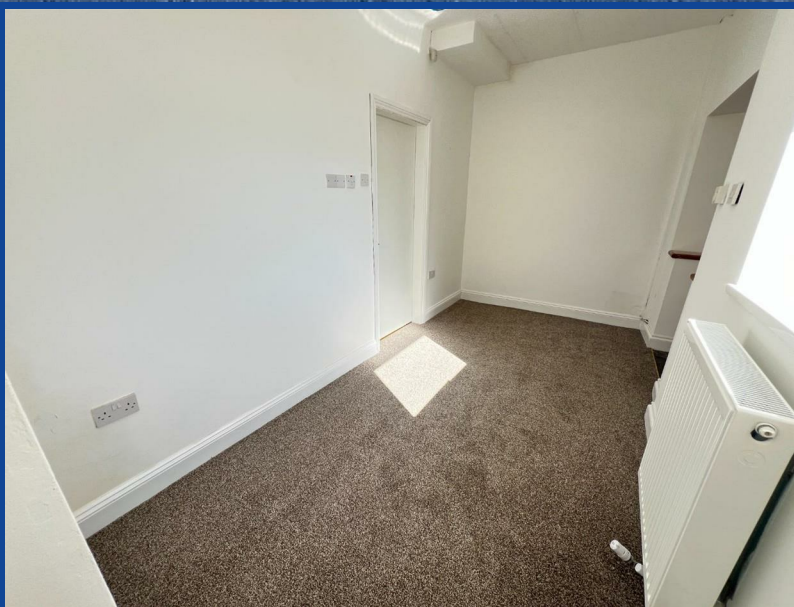
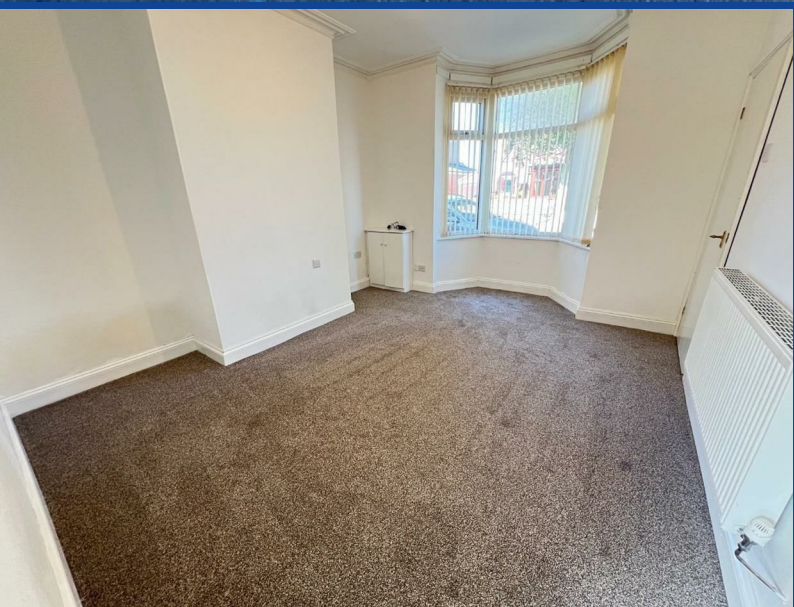




Dale Road, DL4 2LA  
2 Bed - House - Mid Terrace  
Starting Bid £45,000

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\*\* For sale via the modern Method of Auction. Starting bids £50,000.  
Reservation fees apply\*\*

Nestled along the delightful Dale Road in Shildon, this well-presented mid-terrace home offers a superb living experience. Spanning a generous 926 square feet, this two-bedroom property is ideal for those seeking comfort, space, and convenience.

Step inside to find two inviting reception rooms on the ground floor—perfect for relaxing, entertaining, or creating a dedicated dining area. The layout is thoughtfully arranged to maximise space and functionality, making every corner feel warm and welcoming.

Upstairs, the first floor features two spacious bedrooms, each offering a peaceful retreat with ample room for furnishings and storage. The master bedroom is particularly impressive, providing a bright and airy space to unwind. Completing the upper level is a well-appointed family bathroom, designed with modern fixtures and a clean finish to ensure comfort and practicality.

To the rear of the property, you'll find a private yard space—ideal for enjoying a morning coffee. This outdoor area benefits from a pleasant open outlook over nearby allotments, offering a sense of greenery and tranquillity rarely found in terraced homes.

A key advantage of this property is its chain-free status, allowing for a smooth and stress-free transition for buyers eager to move in quickly.

The location adds further appeal, with local amenities just a short stroll away and excellent road and rail connections making commuting to nearby towns and cities effortless.

In summary, this two-bedroom terraced house on Dale Road presents a fantastic opportunity for first-time buyers, small families, or anyone seeking a well-maintained home in a desirable area. With spacious accommodation across both floors, a peaceful outdoor setting, and proximity to essential services, it's a place you'll be proud to call your own.

Don't miss your chance to make this lovely house your new home.

## GROUND FLOOR

### Entrance Lobby

#### Lounge

12'8" x 11'10" (3.88m x 3.62m)

#### Dining Room

15'3" x 6'9" (4.67m x 2.08m )

#### Kitchen

13'10" x 6'0" (4.24m x 1.83m )

### Rear Lobby

### Cloakroom/WC

## FIRST FLOOR

### Landing

#### Bedroom 1

12'8" x 11'10" (3.88m x 3.62m )

#### Bedroom 2

9'1" x 6'9" 5'4" (2.79m x 2.08m 1.63)

### Bathroom

## EXTERNAL

Buffer garden to the front. Private Yard to the rear.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 8 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

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

## AUTIONEERS 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.

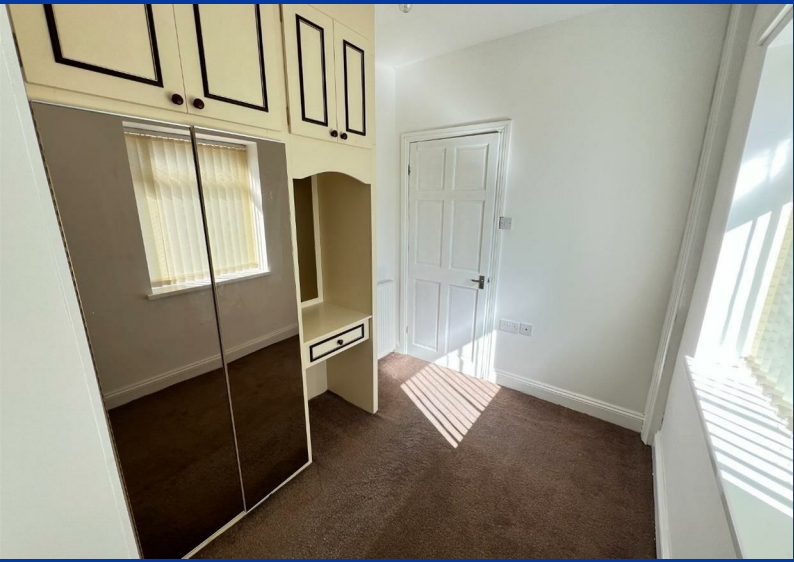
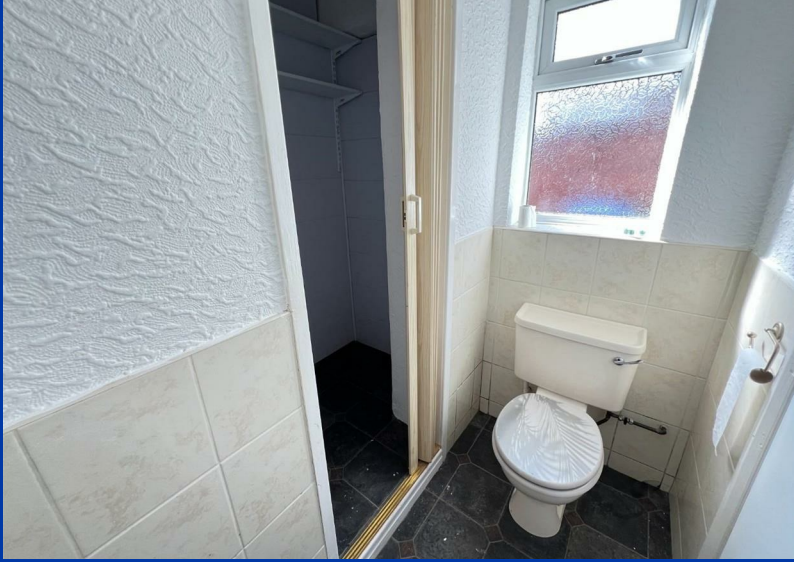
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

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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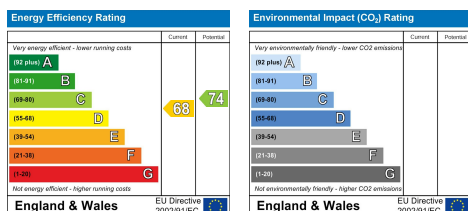
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DH1 3HL

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E: info@robinsonsdurham.co.uk

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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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