



Appleby Street, South Church, DL14 6SG
2 Bed - House - End Terrace
Starting Bid £63,000

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Appleby Street

South Church, DL14 6SG

**** For sale via the modern Method of Auction. Starting bids £67,500. Reservation fees apply****

Nestled on Appleby Street in the charming town of Bishop Auckland, this end terrace house presents an exceptional opportunity for those seeking a modern and stylish home. Recently updated to a high standard, the property features a contemporary kitchen with some white goods included, perfect for culinary enthusiasts. The ground floor comprises two inviting reception rooms, ideal for both relaxation and entertaining. The lounge, accessed via a double-glazed front door, is bathed in natural light from the front window and boasts elegant laminate flooring. The sitting room, located at the rear, offers a cosy atmosphere with additional storage beneath the stairs.

Upstairs, you will find two generously sized bedrooms, providing ample space for rest and relaxation. The property also includes a refitted downstairs bathroom, ensuring convenience and comfort.

The house is fully central heated and double glazed, ensuring warmth and energy efficiency throughout. Outside, the large front garden and rear yard offer delightful outdoor spaces, featuring landscaped gardens with Astro turf and a raised decked patio and ample electric sockets, perfect for enjoying sunny days. The property has been enhanced with new windows, doors, radiators, and flooring throughout, as well as a new roof on the ground floor extension, ensuring a fresh and modern feel.

With a well-thought-out layout, this home is ready for you to move in and make it your own. Internal viewing is essential to truly appreciate the quality and charm of this fine residence. Don't miss the chance to secure this lovely home in a desirable location.









GROUND FLOOR

Lounge

11'1" x 11'6" maximum (3.40 x 3.51 maximum)

Sitting Room

11'4" x 14'9" maximum (3.47 x 4.51 maximum)

Kitchen

10'9" x 10'3" (3.30 x 3.14)

Bathroom

FIRST FLOOR

Landing

Bedroom 1

11'1" x 10'9" (3.40 x 3.29)

Bedroom 2

10'11" x 6'8" (3.35 x 2.04)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 80Mbps, Superfast 30 Mbps, Ultrafast 1000 0Mbps

Mobile Signal/Coverage: Average- Good

Tenure: Freehold

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

Energy Rating: F

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.

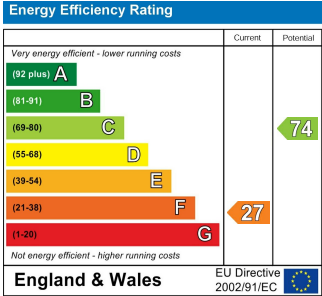
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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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