



Dale Grove, Shildon, DL4 2LW  
4 Bed - House - Detached  
Starting Bid £120,000

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## Dale Grove Shildon, DL4 2LW

**\*\* For sale via the modern Method of Auction. Starting bids £130,000. Reservation fees apply\*\***

Nestled in the tranquil cul-de-sac of Dale Grove, Shildon, this spacious four-bedroom detached house presents an excellent opportunity for those seeking a family home with potential. The property boasts a generous layout, featuring four well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite bathroom for added convenience.

The ground floor includes a welcoming reception room, perfect for family gatherings or entertaining guests, alongside a practical ground floor WC. While the property does require some renovation, it offers a blank canvas for buyers to personalise and create their ideal living space.

Outside, you will find delightful gardens to the rear, providing a peaceful retreat for relaxation or outdoor activities. The property also includes a garage and ample off-street parking, ensuring that you and your guests will never be short of space.

Situated close to local amenities and transport links, this home combines the benefits of a quiet residential setting with easy access to the conveniences of everyday life. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to view this promising home in a sought-after location.















## GROUND FLOOR

### Entrance Hall

### Lounge

14'4" x 12'4" (4.38 x 3.78 )

### Kitchen / Dining Room

14'4" x 10'6" (4.38 x 3.22 )

### Utility/ Rear Lobby

### WC

## FIRST FLOOR

### Landing

### Bedroom 1

14'4" x 10'7" plus lobby (4.38 x 3.25 plus lobby )

### En Suite

### Bedroom 2

10'9" x 9'4" (3.29 x 2.87)

### Bedroom 3

9'8" x 8'7" (2.97 x 2.62)

### Bedroom 4

9'8" x 6'11" (2.97 x 2.13)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 11 Mbps, Superfast 67Mbps.

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band D(£2551Min)

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.

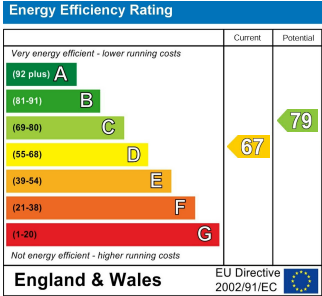
### AUCTIONEERS NOTES

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.



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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