



Dial Stob Hill, Bishop Auckland, DL14 7QG
2 Bed - House - Terraced
Starting Bid £75,000

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Dial Stob Hill Bishop Auckland, DL14 7QG

Nestled in the charming area of Dial Stob Hill, Bishop Auckland, this delightful two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and investors alike. Just a stone's throw from the renowned Kynren and the Eleven Arches, this property enjoys a prime location overlooking the picturesque Riverside, making it an ideal spot for those who appreciate natural beauty and local attractions.

Upon entering, you are welcomed by an entrance vestibule that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen/diner is well-proportioned, providing a comfortable space for family meals, while the sun room offers a bright and airy retreat, ideal for enjoying the surrounding views.

The first floor boasts two generously sized bedrooms, ensuring ample space for rest and privacy, alongside a family bathroom that caters to all your needs. Additionally, the attic is fully boarded and accessible via a pull-down ladder, offering potential for extra storage or even conversion, subject to the necessary permissions.

Externally, the property features a fence-enclosed side garden, providing a safe and private outdoor space for gardening or leisure activities. The house benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout.

This property is offered to the market with no onward chain, making it a straightforward purchase for prospective buyers. While it does require some renovation, this presents a fantastic opportunity to personalise the home to your taste. A viewing is highly recommended to fully appreciate the potential this charming house has to offer.









GROUND FLOOR

Lounge

15'5" x 13'11" maximum (4.70 x 4.26 maximum)

Kitchen/Dining Room

20'10" x 7'10" maximum (6.37 x 2.39 maximum)

Garden Room

327 x 218 (99.67m x 66.45m)

FIRST FLOOR

Landing

Bedroom 1

14'10" x 11'1" maximum (4.54 x 3.39 maximum)

Bedroom 2

11'7" x 10'11" maximum (3.55 x 3.33 maximum)

Bathroom

EXTERNAL

AUCTIONEERS NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

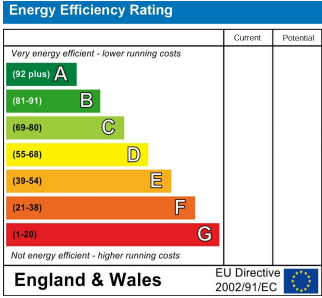
Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





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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