



High Lands, DL13 5AU
2 Bed - House - End Terrace
£59,950

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**** For Sale by the modern method of Auction. Starting Bids £59,950. Reservation Fees Apply ****

Welcome to this charming property located in picturesque High Lands. This delightful house boasts a spacious two-bedroom end-terraced layout, perfect for those seeking a tranquil rural retreat.

Upon entering, you are greeted by a warm and inviting reception room, ideal for relaxing or entertaining guests. The property features two spacious bedrooms, offering a peaceful sanctuary for rest and relaxation. With two bathrooms, including an ensuite for added convenience, you'll never have to queue for the shower again.

One of the standout features of this property is the spacious conservatory, allowing you to enjoy the stunning views of the surrounding countryside all year round. Imagine sipping your morning coffee while basking in the natural light that floods this lovely space.

The property also has had the loft space semi converted with drop down ladder, Velux window and ensuite. No planning permissions have been granted for this.

Sold with no onward chain, this house presents a fantastic opportunity for those looking to make a hassle-free move to the countryside. Whether you're seeking a weekend getaway or a permanent residence, this property offers the best of both worlds - tranquillity and modern comfort.

Don't miss out on the chance to own a piece of this idyllic location. Contact us today to arrange a viewing and experience the charm of this rural gem for yourself.

GROUND FLOOR

Lounge

16'4" x 12'11" (4.99 x 3.94)

With feature fire surround, stairs to the first floor and windows to the front and side.

Kitchen

10'3" x 10'0" (3.13 x 3.06)

With a range of fitted wall and base units having contrasting worktops incorporating gas hob with extractor hood, built under oven, 1.5 bowl single drainer sink unit, tiled splash backs and flooring and door leading to the conservatory.

Conservatory

10'9"x 9'11" (3.291x 3.04)

uPVC double glazed with doors leading to the rear and access to the ground floor WC

WC

Fitted with a low level WC, wash basin and window to the side.

FIRST FLOOR

Landing

With drop down ladder leading to the semi converted loft space which has a pertly fitted ensuite and Velux style window to the rear.

Bedroom 1

12'11" x 8'9" 4'7" (3.94 x 2.68 1.41)

With window to the front offering countryside views and window seat, feature stone wall, decorative fire place and wooden flooring

Bedroom 2

10'0" x 6'11" 5'8" (3.06 x 2.13 1.73)

With a range of fitted wardrobes and drawers, window to the rear giving countryside views and en suite

En suite

Fitted with a three piece suite comprising shower cubicle with electric shower, wash basin set into vanity unit, low level WC and window to the rear.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash basin set into vanity unit, low level WC and tiled splash backs.

EXTERNAL

To the side of the property there is a shared access lane leading to a paved courtyard and single detached garage

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 13Mbps, Superfast 1000Mbps,

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

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 appropriate authorities. Robinsons cannot accept liability for any information provided.

AUCTIONEERS COMMENTS

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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.



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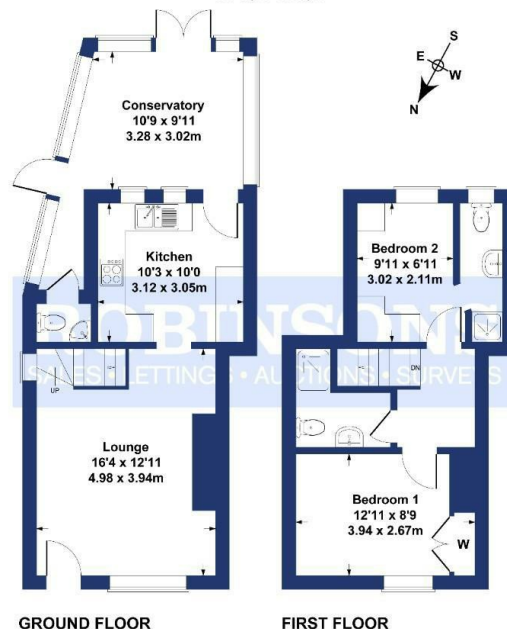
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Strategic Marketing Plan

Dedicated Property Manager

High Lands
Approximate Gross Internal Area
813 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

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@robinsonscs.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

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

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

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120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

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