



All Saints Road, Shildon, DL4 2JU
2 Bed - House - Mid Terrace
Starting Bid £39,999

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**** For Sale by the modern method of Auction. Starting Bids £39,999. Reservation Fees Apply ****

Located on All Saints Road in the town of Shildon, this spacious two-bedroom mid-terraced house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two generous reception rooms, providing ample space for relaxation and entertaining guests.

While a small amount of refurbishment may be required, this home offers the chance to personalise and enhance the living space to suit your taste. The additional loft room adds versatility, making it ideal for use as a study, playroom, or extra storage.

Conveniently located, the property is within easy reach of local amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away. Furthermore, excellent rail and road links make commuting to nearby towns and cities a breeze, enhancing the appeal for those who travel for work or leisure.

This mid-terraced house is a promising canvas for anyone looking to create their perfect home in a vibrant community. With its potential and prime location, it is certainly worth considering.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

12'2 x 11'10 (3.71m x 3.61m)

Dining Room

14'1 x 12'5 (4.29m x 3.78m)

Kitchen

12'9 x 7'8 (3.89m x 2.34m)

FIRST FLOOR

Landing

Bedroom 1

16'1 x 11'10 (4.90m x 3.61m)

Bedroom 2

14' x 9'11 (4.27m x 3.02m)

Bathroom

Loft Room

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 70, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1621 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.

AUCTIONEERS 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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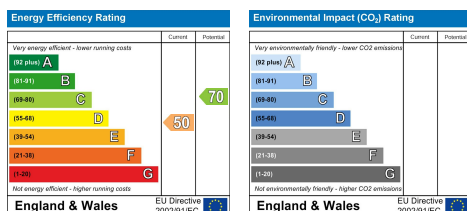
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