



Frederick Street North, Meadowfield, DH7 8NB
3 Bed - House - Mid Terrace
Starting Bid £72,000

ROBINSONS
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Frederick Street North Meadowfield, DH7 8NB

** AUCTION through Robinsons in connection with the Great North Property Auction ** Start bids welcome from £77,500 ** Buyers Premium applies please see full details for information **

No Upper Chain ** Spacious & Versatile Floor Plan ** Good Further Potential ** Garage & Courtyard Garden ** Some General Updating Required ** Double Glazing & GCH ** Outskirts of Durham ** Ideal For a Variety of Buyers **

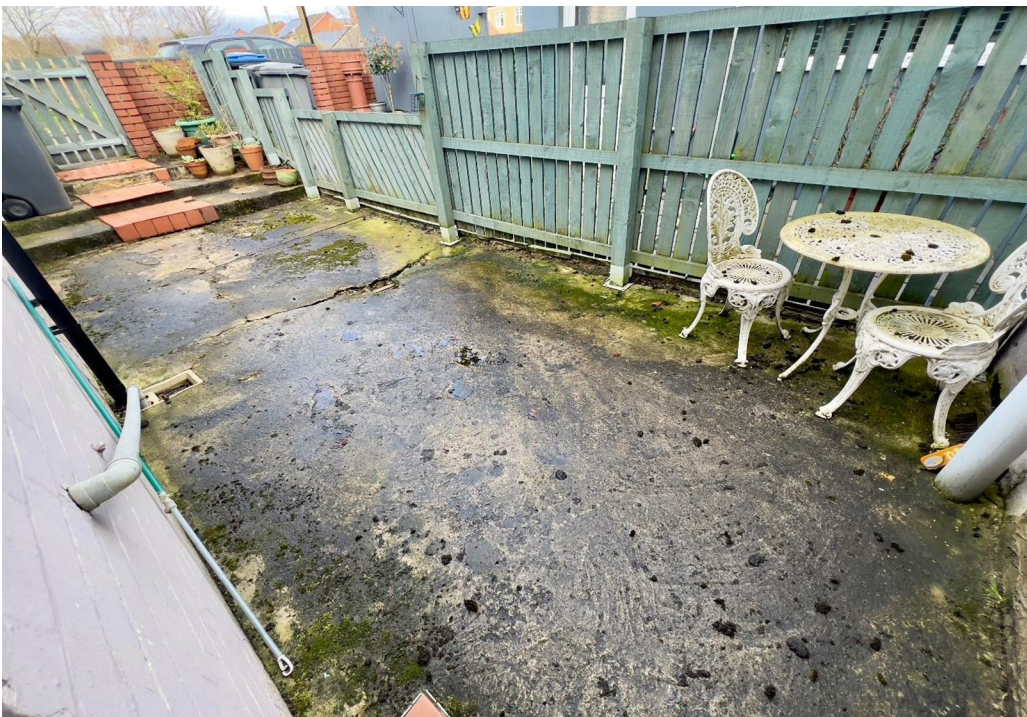
The floor plan comprises: entrance vestibule, comfortable lounge with double doors to the generously sized dining room/additional reception room. The kitchen is located to the rear of the property with door out to the courtyard garden. The first floor has three bedrooms and shower room/WC fitted with an attractive white suite. There is also ladder access to the spacious loft area, which could offer further potential to increase the living space.

Occupying a prominent main road position, the property enjoys proximity to local shops and amenities in Meadowfield, Langley Moor, and Brandon. For a more extensive range of shopping and recreational options, Durham City Centre is conveniently located approximately 3 miles away. Meadowfield is also strategically positioned for commuting, thanks to its adjacency to the A(690) Highway, offering excellent road connections to various regional centres.









GROUND FLOOR

Entrance Vestibule

Lounge

18'02 x 13'09 (5.54m x 4.19m)

Dining Room/Reception

18'02 x 17'02 (5.54m x 5.23m)

Kitchen

11'01 x 8'0 (3.38m x 2.44m)

FIRST FLOOR

Bedroom

14'03 x 12'01 (4.34m x 3.68m)

Bedroom

13'09 x 12'0 (4.19m x 3.66m)

Bedroom

10'09 x 6'03 (3.28m x 1.91m)

Shower Room/WC

10'04 x 6'0 (3.15m x 1.83m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: C

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.

Auction 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.

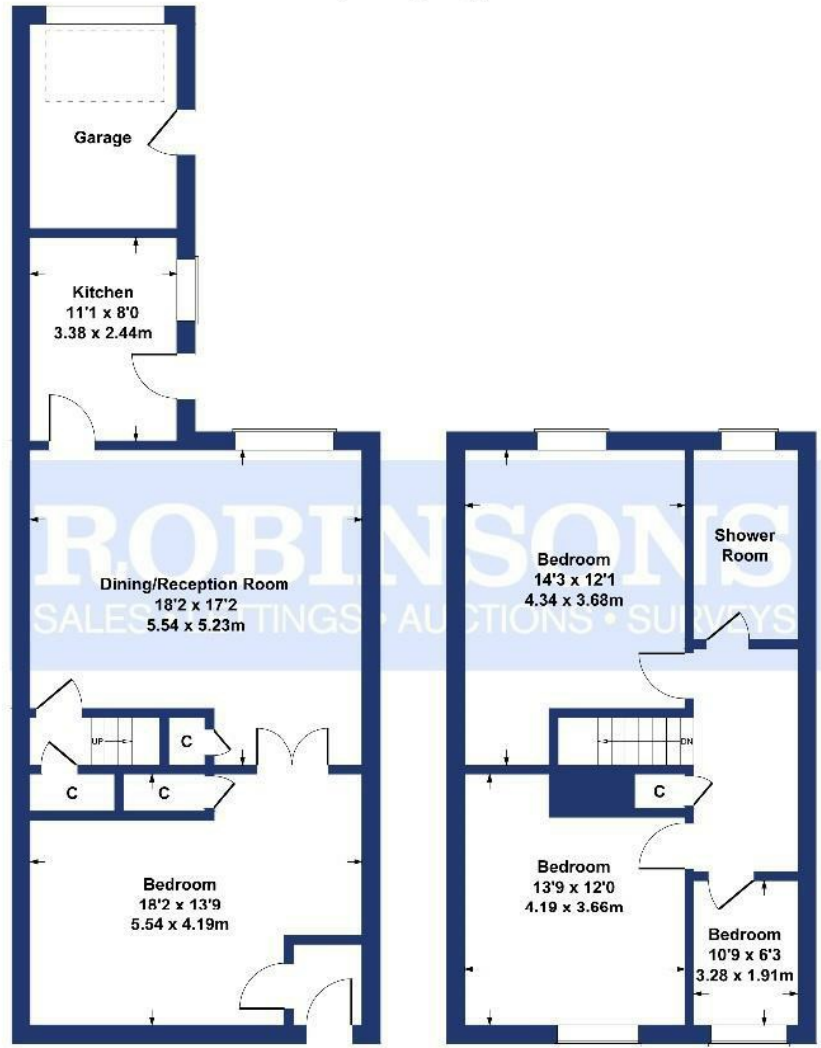
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

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.

Frederick Street North

Approximate Gross Internal Area
1234 sq ft - 115 sq m
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

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
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			86
(61-81) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

