



Broome Road, Carrville, DH1 1NE
3 Bed - House - Semi-Detached
Starting Bid £99,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Broome Road Carrville, DH1 1NE

Auction Sale ** No Chain ** Very Popular Location ** Full Refurbishment Required ** Good Investment Potential ** Large Plot With Extension Possibilities ** Cul-De-Sac Position ** Possible Rear Parking **

Great North Property Auction in connection with Robinsons ** Start bids welcome from £99,950
** Buyers Premium applies please see full details for information **

The floor plan includes an entrance porch, hallway, WC, and a comfortable lounge, along with a spacious kitchen that opens to a side lean-to. On the first floor, there are three bedrooms and a bathroom with a WC. Outside, the property features both front and rear gardens. The rear garden is generously sized, offering potential for extension and ample parking space.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.











GROUND FLOOR

Entrance Porch

Hallway

WC

Lounge

18'04 x 12'0 (5.59m x 3.66m)

Kitchen

13'08 x 13'0 (4.17m x 3.96m)

Lean To / Conservatory

11'04 x 7'08 (3.45m x 2.34m)

FIRST FLOOR

Bedroom

11'01 x 12'0 (3.38m x 3.66m)

Bedroom

11'06 x 10'01 (3.51m x 3.07m)

Bedroom

9'0 x 7'03 (2.74m x 2.21m)

Bathroom/WC

6'07 x 5'05 (2.01m x 1.65m)

Auction Note

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 £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.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 23 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

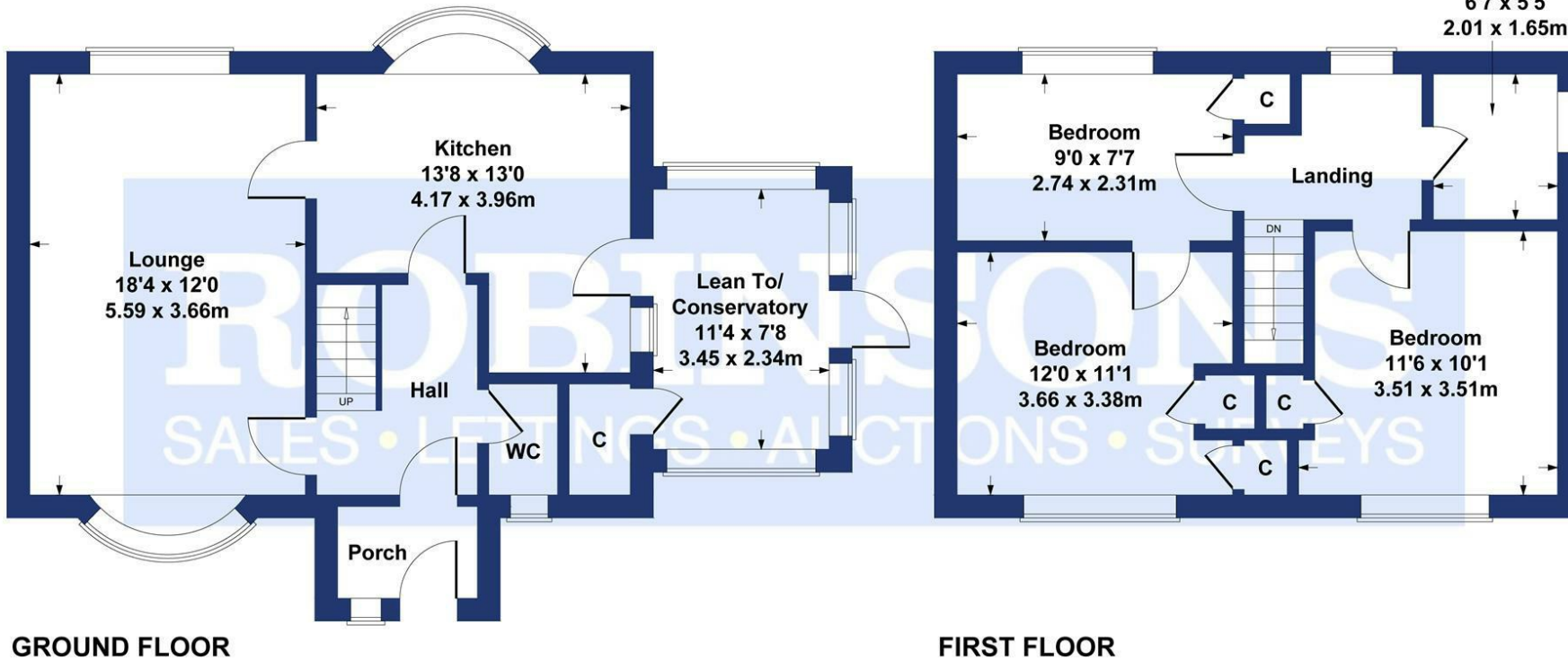
Energy Rating: Pending

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.



Broome Road

Approximate Gross Internal Area
1102 sq ft - 102 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			
(82 plus)	A		84
(81-81)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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