



Meadow Way, Lanchester, DH7 0QB  
3 Bed - House - Detached  
Starting Bid £130,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Meadow Way Lanchester, DH7 0QB

AUCTION END DATE - TUESDAY 19th NOVEMBER - 2.00 PM.

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £130,000 \* Buyers Premium applies please see full details for information \*

NO UPPER CHAIN \*\* IDEAL FAMILY OR STARTER HOME \*\* PARKING SPACE \*\* POPULAR VILLAGE LOCATION \*\* GOOD LOCAL AMENITIES & ROAD LINKS \*\* CLOSE TO WALKING / CYCLE ROUTES \*\* DOUBLE GLAZING & GCH \*\* PLEASE NOTE THE PROPERTY ACCESS TO THE FRONT IS VIA STEPS \*

Occupying a pleasant position within this popular residential location, the property enjoys attractive views from the rear garden and has accommodation which briefly comprises: entrance hallway, open plan lounge/dining room and kitchen. To the first floor there are three bedrooms and family bathroom. Externally there are gardens to the front and rear and the property benefits from a parking space at the end of the row of garages.

Lanchester is a traditional village which has a good range of everyday facilities, schools and amenities. It is surrounded by picturesque open countryside and is ideally placed for commuting purposes, being adjacent to the A691, which offers access to Durham City and Consett where there are more comprehensive shopping and recreational facilities and amenities available.



















## GROUND FLOOR

### Entrance

### Lounge Dining Room

13'6 x 12'4 (4.11m x 3.76m)

### Kitchen

10'2 x 8'6 (3.10m x 2.59m)

## FIRST FLOOR

### Bedroom

14'5 x 9'5 (4.39m x 2.87m)

### Bedroom

9'4 x 9'0 (2.84m x 2.74m)

### Bedroom

8'9 x 8'0 (2.67m x 2.44m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17Mbps Super Fast 76Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161p.a

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 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.

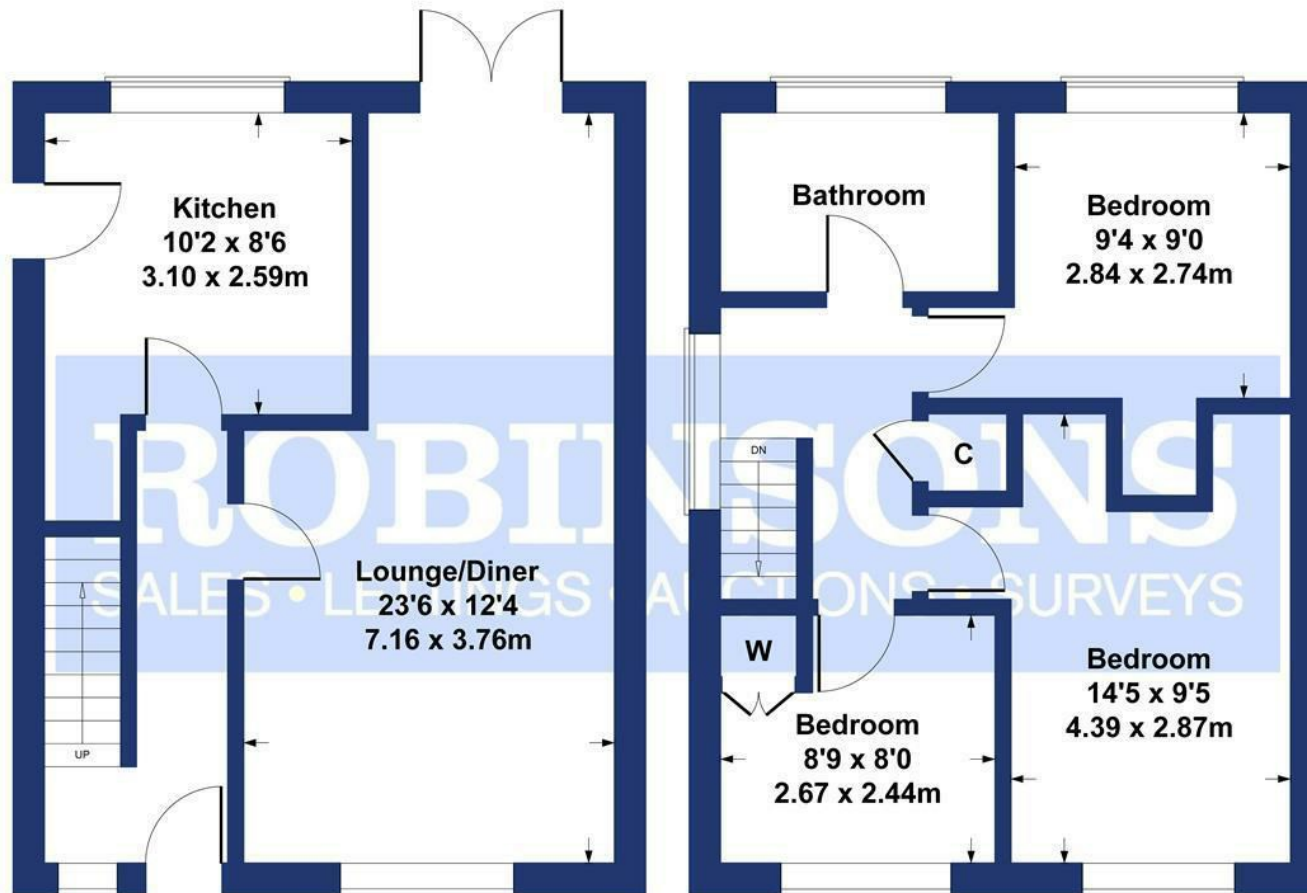
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

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.

# Meadow Way

Approximate Gross Internal Area  
909 sq ft - 84 sq m



**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. 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		59	79

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.

