



Front Street, Sherburn Hill, DH6 1PA
2 Bed - House - Mid Terrace
Starting Bid £32,000

ROBINSONS
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Front Street

Sherburn Hill, DH6 1PA

Auction Sale ** No Chain ** Upgrading Required ** GCH Via Replacement Boiler ** Popular Village ** Ideal For A Variety of Buyers ** Double Glazing ** Spacious Layout **

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £32,000 * Buyers Premium applies please see full details for information *

Floor plan comprises: entrance, lounge, kitchen with doors to the rear courtyard. The first floor has two bedrooms, one of which has been opened up to a reception space and has stairs to the loft space, which has been boarded with velux windows. There is also a bathroom fitted with a white suite.

Front Street is a prominent position within the semi-rural village of Sherburn Hill, situated just about 5 miles from the bustling heart of Durham City. This location offers residents the perfect blend of tranquillity and convenience, with Durham City centre providing comprehensive shopping, recreational facilities, and various amenities.

The village of Sherburn itself has local amenities, providing the essentials and access to national cycle routes. For a broader range of services, residents can easily access the nearby Sherburn Village, adding to the overall convenience of daily life.

One of the significant advantages of Front Street is its excellent connectivity for commuting purposes. The property is strategically positioned, providing easy access to major roadways such as the A690, A19, and the A1(M). This makes North View an ideal residence for those who seek the tranquillity of village life without sacrificing accessibility to essential transportation routes.









GROUND FLOOR

Lounge

11'01 x 17'0 (3.38m x 5.18m)

Kitchen

11'0 x 13'08 (3.35m x 4.17m)

SECOND FLOOR

Bedroom

14'01 x 6'06 (4.29m x 1.98m)

Bedroom

8'03 x 13'07 (2.51m x 4.14m)

The bedroom is currently open plan with stairs to loft space, but can be restored quite easily.

Bathroom/WC

10'0 x 4'04 (3.05m x 1.32m)

Loft Space

22'0 x 11'08 (6.71m x 3.56m)

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 16Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

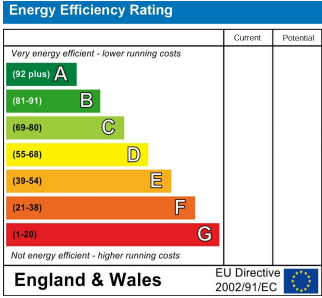
Mobile Signal/Coverage: Average to Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701p.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.



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.



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