



Local Avenue, Sherburn Hill, DH6 1HG
2 Bed - House - Semi-Detached
Starting Bid £63,000

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*** Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £63,000 * Buyers Premium applies please see full details for information ***

No Upper Chain ** Semi Rural Setting ** Large Rear Garden With Pleasant View ** Possible Driveway Parking ** Ideal Starter, Small Family or Buy to Let Property ** Upvc Double Glazing & GCH ** Village Amenities & Good Road Links ** Early Viewing Advised **

The floor plan briefly comprises: entrance vestibule, lounge, kitchen/diner, rear lobby with store and WC. To the first floor there are two bedrooms and a bathroom/wc. Externally there is a garden to the front which has potential of off street parking, whilst the rear garden is of a good size with pleasant aspect.

Local Avenue is situated in the semi rural village of Sherburn Hill, which is located approximately 5 miles from Durham City centre, where there are comprehensive shopping, recreational facilities and amenities available. Local shops and amenities are in nearby Sherburn Village. It is also well placed for commuting purposes, being within easy reach of the A690, A19 and the A1(M).



GROUND FLOOR

Entrance

Lounge

14'1 x 13'1 (4.29m x 3.99m)



Kitchen Diner

10'10 x 7'3 (3.30m x 2.21m)



Rear Lobby

WC

FIRST FLOOR

Bedroom

14'5 x 10'6 (4.39m x 3.20m)

Bedroom

11'2 x 10'6 (3.40m x 3.20m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 40 Mbps.

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1544 p.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 £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.

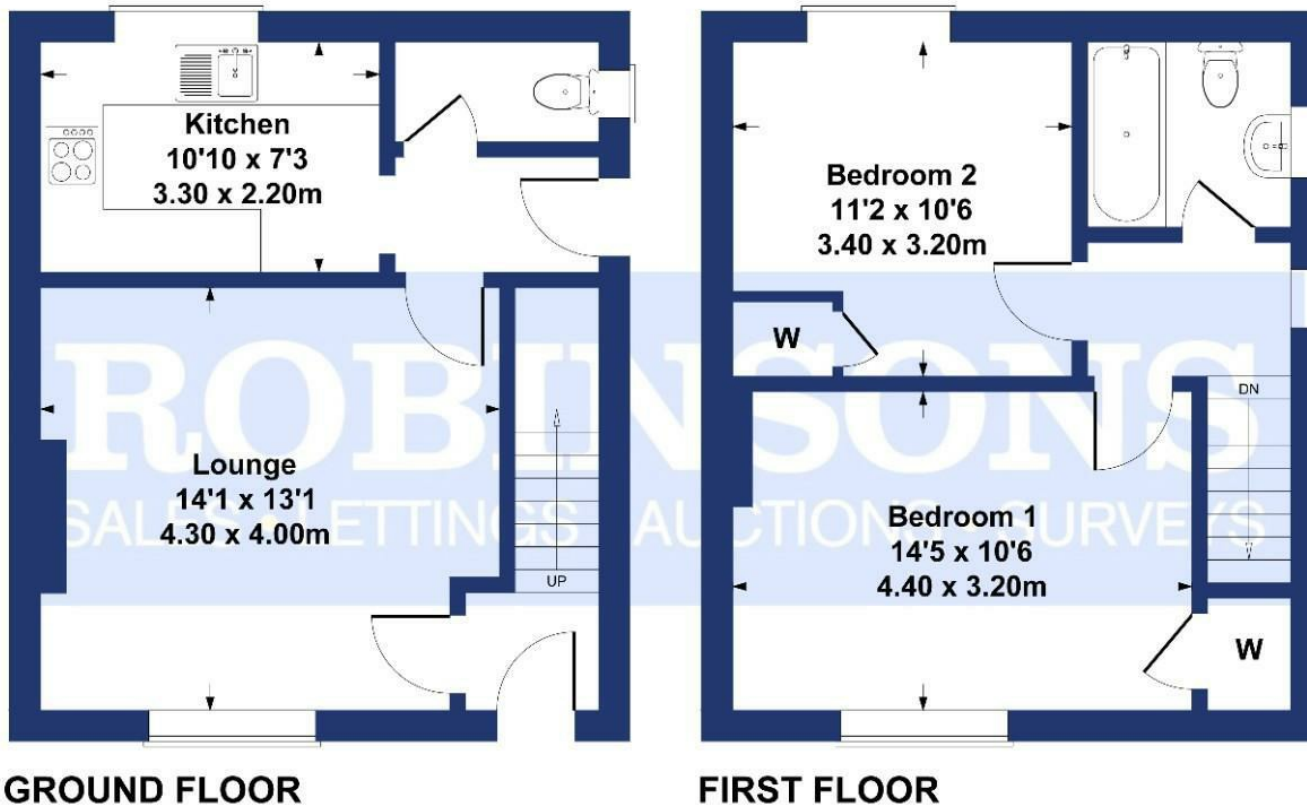
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Local Avenue

Approximate Gross Internal Area
732 sq ft - 68 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.