



Broom Hall Drive, Broompark, DH7 7NX
3 Bed - House - Link Detached
Starting Bid £55,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Broom Hall Drive

Broompark, DH7 7NX

AUCTION END DATE - FRIDAY 8TH NOVEMBER 12 NOON **

Auction Sale ** Proceedable & Cash Buyers Only ** Substantial Refurbishment Required ** Fantastic Potential ** Popular Location ** Outskirts of Durham City ** Link Detached House ** Double Glazing and No Central Heating ** Sold As Seen ** Great North Property Auction in connection with Robinsons * Start bids welcome from £55,000 * Buyers Premium applies please see full details for information **

Floor plan consists of:- hallway, lounge and dining room, kitchen, utility room and garage. The first floor has three bedrooms, bathroom and separate WC. Outside are gardens, drive and garage.

Broompark, located just outside Durham City, offers a semi-rural lifestyle with convenient access to urban amenities. This quiet village is known for its green surroundings and proximity to scenic walking and cycling routes, notably the Lanchester Valley Railway Path, which is part of the extensive National Cycle Network. Properties in Broompark range from charming period homes to modern developments, appealing to a variety of buyers including families, professionals, and retirees. The area is well-served by local amenities, with shops, schools, and healthcare facilities available in nearby Durham, just a short drive away. Broompark benefits from excellent transport links, with easy access to the A690 and A167, connecting residents to the wider region, and Durham's main train station provides regular services to major cities like Newcastle and London. The combination of tranquil countryside living, convenient amenities, and strong transport links makes Broompark an attractive location for potential homebuyers.









GROUND FLOOR

Entrance Hallway

Sitting / Dining Room

23'0 x 12'4 (7.01m x 3.76m)

Kitchen

9'9 x 8'4 (2.97m x 2.54m)

Utility Room

7'8 x 6'2 (2.34m x 1.88m)

FIRST FLOOR

Bedroom One

12'0 x 11'11 (3.66m x 3.63m)

Bedroom Two

11'11 x 8'8 (3.63m x 2.64m)

Bedroom Three

8'3 x 7'11 (2.51m x 2.41m)

Bathroom

WC

Garage

16'10 x 7'8 (5.13m x 2.34m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 76Mbps,

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891p.a

Energy Rating: G



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.

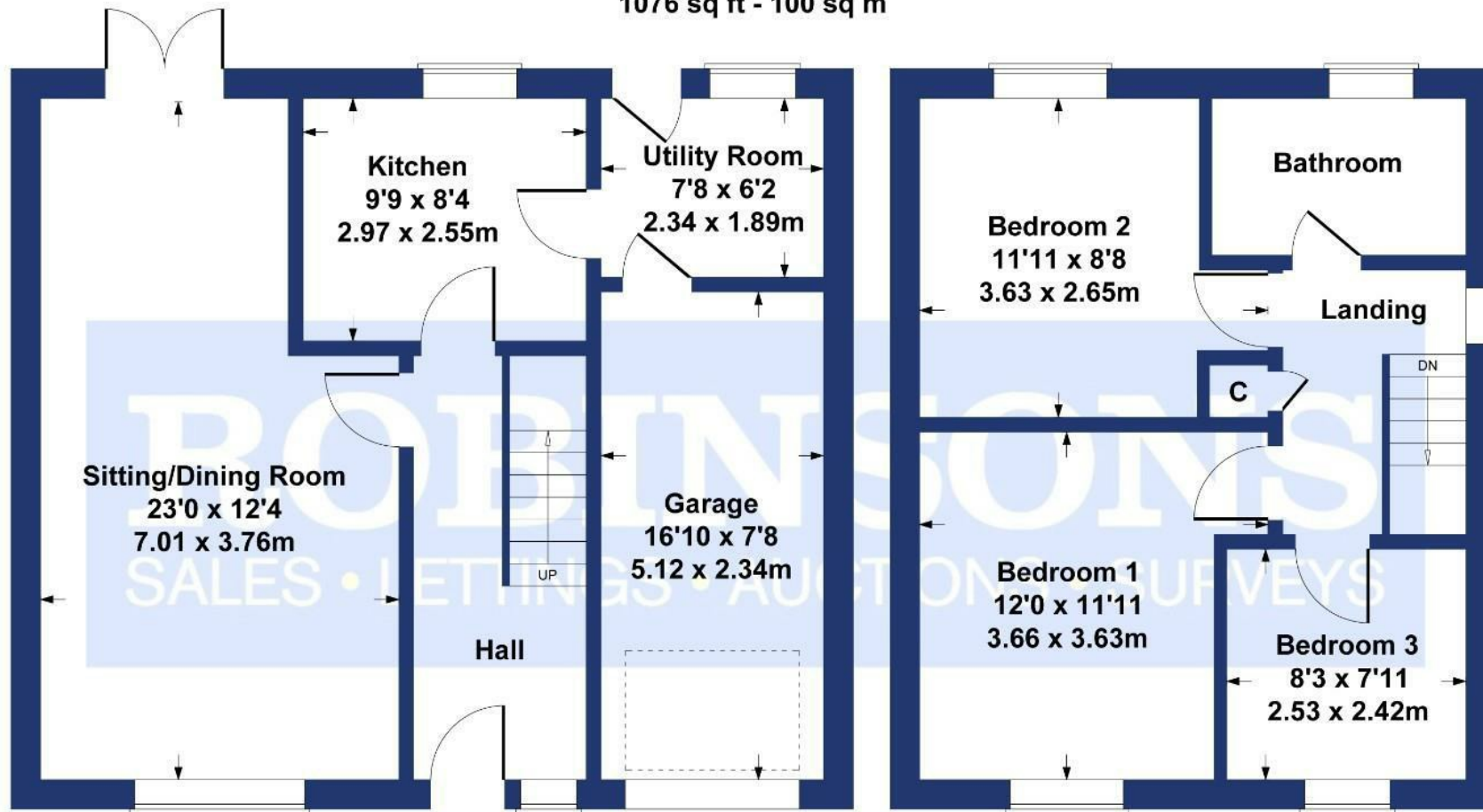
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

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.

Broom Hall Drive

Approximate Gross Internal Area
1076 sq ft - 100 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		
(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	
			70
			3

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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