



Hawthorn Road, Middlestone Moor, DL16  
7EW  
2 Bed - House - Mid Terrace  
Starting Bid £45,000

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For sale by Modern Method of Auction: Starting Bid Price  
£45,000 Plus Reservation Fee

\*\*\* SOLD WITH SITTING TENANT PAYING £400 PCM\*\*\*

Robinsons are pleased to offer for sale this TWO BEDROOMED MID TERRACED PROPERTY, ideal for an Investor or property developer. Situated just off Central Drive and is conveniently located for good transport links, shops, schools and amenities which lie very close by. Viewing comes highly recommended and please book early to avoid disappointment!

The property benefits from UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING and briefly comprises of: ENTRANCE HALLWAY, LOUNGE, KITCHEN BREAKFAST ROOM. To the first floor is a landing area which leads to TWO BEDROOMS AND BATHROOM/WC. Externally the property enjoys front and rear gardens. In more detail the accommodation comprises:

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

EPC Rating D  
Council Tax Band A

#### Entrance hall

Radiator, uPVC window, storage cupboard.

#### Lounge

14'5 x 10'5 max points (4.39m x 3.18m max points )

Dual aspect uPVC windows, electric fire and surround, wood effect flooring, radiator.

#### Kitchen/Dining room

14'4 x 11'2 max points (4.37m x 3.40m max points )

White wall and base units, integrated oven, hob, space for fridge freezer, stainless steel sink with mixer tap and drainer, tiled splashbacks, stylish flooring, uPVC window, space for dining room table, storage cupboard, radiator, access to the rear.

#### Landing

Wood effect flooring, uPVC window.

#### Bedroom 1

14'6 x 10'6 max points (4.42m x 3.20m max points )

Dual aspect uPVC windows, radiator, storage cupboard.

#### Bedroom 2

11'2 x 8'3 max points (3.40m x 2.51m max points )

Dual aspect uPVC windows, radiator, storage cupboard.

#### Bathroom

White panelled bath, wash hand basin, tiled surround, W/C, uPVC window, radiator, storage cupboard.

#### Externally

To the front elevation is a large driveway and easy to maintain garden. While to the rear is an easy to maintain pebbled area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.  
£1,549.55 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.

#### Auctioneers Terms/Conditions

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).

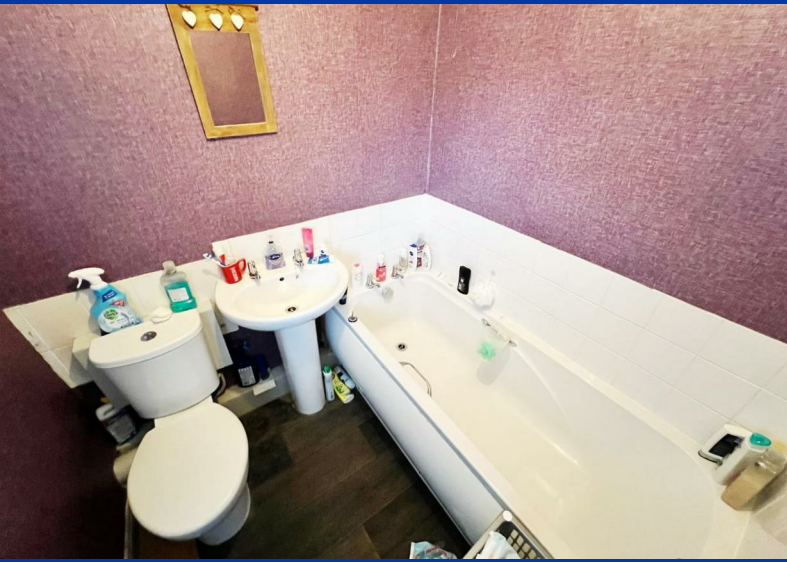
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 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.







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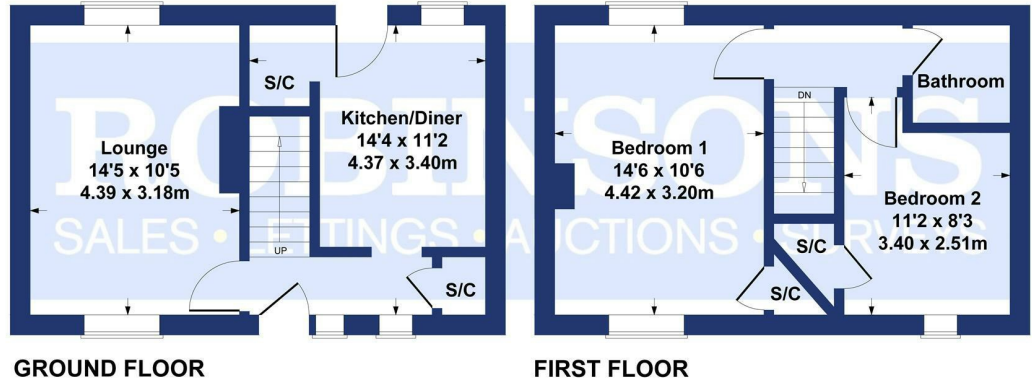
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Strategic Marketing Plan

Dedicated Property Manager

## Hawthorn Road

Approximate Gross Internal Area  
654 sq ft - 61 sq m



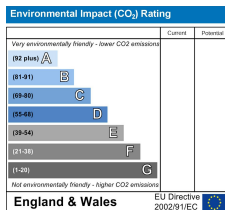
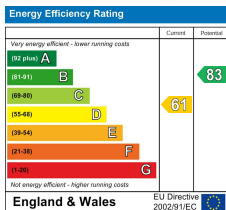
GROUND FLOOR

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. 2022



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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.

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