

Church Lane, Ferryhill, DL17 8LP
3 Bed - House - End Terrace
Starting Bid £67,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

For sale by Modern Method of Auction: Starting Bid Price £67,500
Plus Reservation Fee

Auction Ends 7th November @ 1pm

Robinsons are pleased to offer for sale by Auction this truly one of kind, larger than average three bedroom end of terraced family home, which is located on Church Lane a sought after residential area, this lovely family home is also only a short walk from Ferryhill Town Centre, where are there a range of shopping and leisure facilities together with regular bus services to the surrounding areas. This large family home has a endless amount of benefits and some of its key features are, spacious lounge, three good sized bedrooms, large bathroom and garage to rear.

In brief property comprises of; entrance, hallway, spacious lounge, separate dining room, kitchen, to the first floor is a good sized landing and three spacious bedrooms and the huge family bathroom. Externally to the rear is a easy to maintain enclosed yard, which also gives access to the garage. Giving all of the above early viewing is advised to avoid any disappointment.

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

No Chain !!

EPC Rating G
Council Tax Band A

Hallway

Wood effect flooring, radiator, stairs to the first floor, storage cupboard.

Lounge

19'6 x 13'4 max points (5.94m x 4.06m max points)
Tastefully decorated, uPVC bay window, radiator.

Dining Room

14'3 x 13'2 max points (4.34m x 4.01m max points)
UPVC window, radiator.

Kitchen

12'0 x 10'3 max points (3.66m x 3.12m max points)
Modern base units, plumbed for washing machine and dishwasher, electric cooker points, large storage cupboard, uPVC window, extractor fan, stylish sink with mixer tap and drainer.

Landing

Quality flooring, radiator, uPVC window.

Bedroom One

14'3 x 13'2 max points (4.34m x 4.01m max points)
UPVC window, radiator, loft access. and the owner has informed us that the loft is big enough to be converted to an extra bedroom.

Bedroom Two

16'5 x 11'4 max points (5.00m x 3.45m max points)
UPVC bay window, radiator.

Bedroom Three

10'5 x 7'7 (3.18m x 2.31m)
UPVC window, radiator.

Bathroom

12'1 x 8'8 (3.68m x 2.64m)
Large panelled bath, double shower cubicle, wash hand basin, w/c, storage cupboard, airing cupboard.

Externally

To the rear, there is a easy to maintain enclosed yard which gives rear access to the garage.

Garage

17'3 x 9'2 (5.26m x 2.79m)
Power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: The owner has informed us, that the property is wired for fibre broadband

Mobile Signal/Coverage: Ultra-fast 9000Mbps

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,629.71 p.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 Terms/Conditions

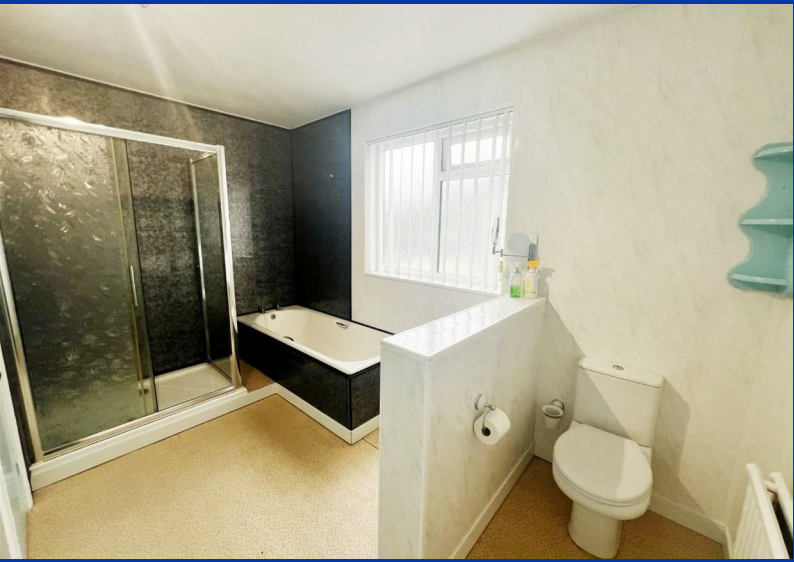
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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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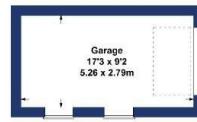
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Church Lane
Approximate Gross Internal Area
1627 sq ft - 151 sq m



GARAGE



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. 2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 77 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.

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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