



Jackson Street, Spennymoor, DL16 6AJ  
3 Bed - House - Terraced  
Starting Bid £45,000

**ROBINSONS**  
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For sale by Modern Method of Auction: Starting Bid Price £45,000  
Plus Reservation Fee  
Auction ends Tuesday 21st May 2024 at 12.00pm

Robinsons are delighted to offer to the market this huge three bedroom mid terrace property which was originally two houses. This substantial family home is located in a popular residential area only a couple of minutes walk from Spennymoor Town Centre with an excellent range of shops and leisure facilities. Local schools and bus routes are also within easy reach. In our opinion the property would be ideal for a young couple, first time buyer or investor/landlord looking for a property to rent out or convert back to two properties. The property has the benefit of gas central heating and uPVC double glazing and early viewing is advised to avoid any disappointment.

The accommodation briefly comprises of entrance, vestibule, huge lounge, separate dining room, spacious kitchen, to the first floor is three larger bedrooms, two of which having the added bonus of fitted wardrobes and the good sized family bathroom with separate W/C. externally to the rear is a enclosed yard with useful brick store.

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 TBC  
Council Tax Band A

#### Vestibule

Access to the lounge.

#### Lounge

29'5 x 14'7 (8.97m x 4.45m)

UPVC windows, radiator, stairs to the first floor.

#### Dining Room

14'7 x 8'2 (4.45m x 2.49m)

UPVC window, radiator.

#### Kitchen

14'2 x 8'1 (4.32m x 2.46m)

Wall and base units, sink with mixer tap and drainer plumbed for washing machine, gas cooker point, uPVC window, radiator, access to the rear.

#### Landing

Loft access, radiator.

#### Bedroom One

13'7 x 8'1 (4.14m x 2.46m)

UPVC window, radiator, fitted wardrobes, airing cupboard.

#### Bedroom Two

15'0 x 8'1 (4.57m x 2.46m)

UPVC window, radiator.

#### Bedroom Three

11'7 x 10'9 max points (3.53m x 3.28m max points)

UPVC window, radiator, fitted wardrobes.

#### Bathroom

Panelled bath, shower cubicle, wash hand basin, uPVC window, radiator.

#### W/C

W/C, uPVC window.

#### Externally

To the rear, there is a good sized yard with useful brick store.

#### 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 4.5% 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:

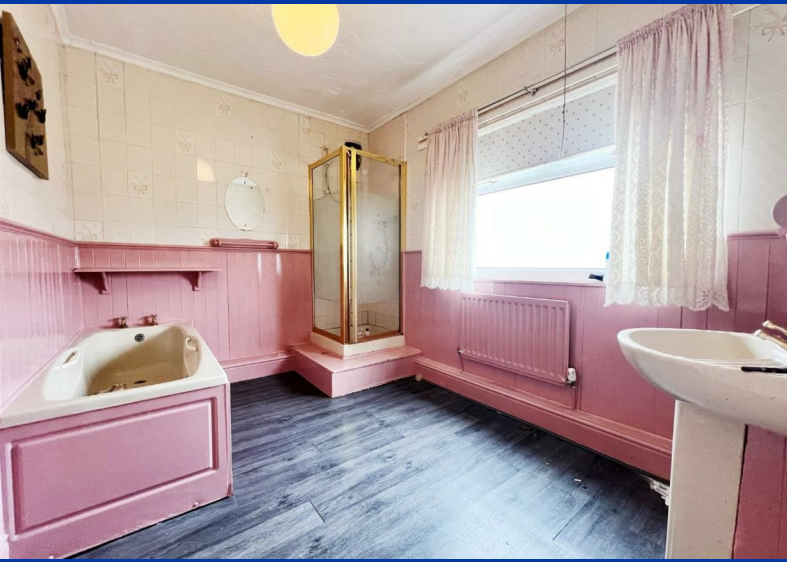
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a

Energy Rating: TBC

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.



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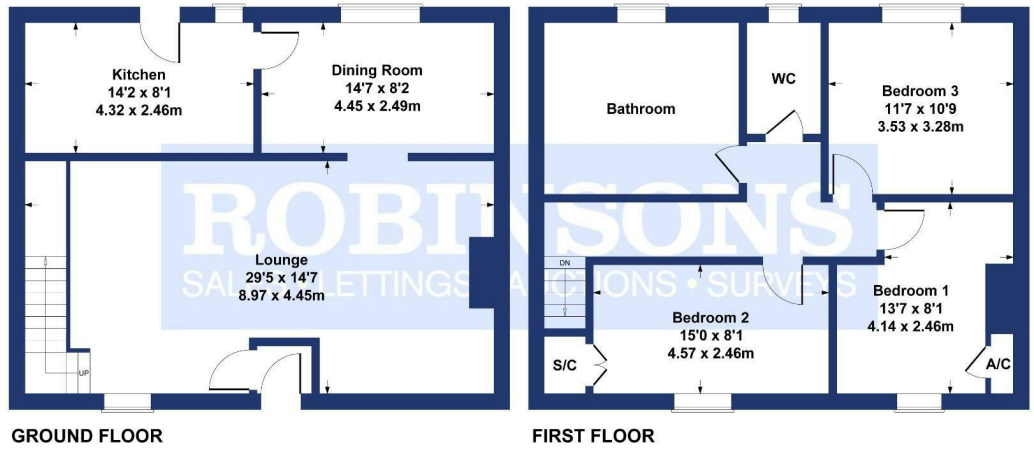
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Jackson Street

Approximate Gross Internal Area  
1368 sq ft - 127 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. 2024

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 105-120                                     | A |                         |           |
| 81-104                                      | B |                         |           |
| 65-80                                       | C |                         |           |
| 49-64                                       | D |                         |           |
| 33-48                                       | E |                         |           |
| 17-32                                       | F |                         |           |
| 1-16  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 102-110   | A |                         |           |
| 81-101  | B |                         |           |
| 60-80   | C |                         |           |
| 40-59   | D |                         |           |
| 20-39   | E |                         |           |
| 1-19  | F |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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