

**Atherton Close, Spennymoor, DL16 7UL**  
**2 Bed - House - Semi-Detached**  
**Starting Bid £81,000**

**ROBINSONS**  
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For sale by Modern Method of Auction: Starting Bid Price  
£81,000 Plus Reservation Fee

Robinsons are delighted to offer to the market this WELL PRESENTED TWO BEDROOMED SEMI DETACHED HOUSE, situated on a large plot and located in this quiet cul-de-sac on this popular residential development built by Bellway Homes. Centrally located, the property is ideally situated for access to nearby schools, local amenities and bus routes and also has excellent transport links to Durham City, Darlington and Teesside. The property itself is in good decorative order and benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING, GARAGE AND GARDENS to front rear and side.

Briefly comprises of; ENTRANCE PORCH, LOUNGE, FITTED KITCHEN leading to rear garden. Whilst to the first floor TWO good sized BEDROOMS and a FAMILY BATHROOM. EXTERNALLY the property enjoys FRONT AND REAR GARDENS, DRIVEWAY FOR 2-3 VEHICLES, GARAGE. Given all of the above early viewing is advised to avoid any disappointment and in more detail the accommodation comprises of;

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 B

#### **Porch**

UPVC window, radiator.

#### **Lounge**

15'2 x 12'5 (4.62m x 3.78m)

UPVC window, radiator, electric fire and surround.

#### **Kitchen/Diner**

12'4 x 8'9 (3.76m x 2.67m)

White wall and base units, integrated oven, hob, extractor fan, space for dining room table and under counter fridge, plumbed for washing machine, uPVC window, radiator.

#### **Landing**

UPVC window, loft access, storage cupboard.

#### **Bedroom One**

10'5 x 8'9 + robes (3.18m x 2.67m + robes )

UPVC window, radiator, fitted wardrobes.

#### **Bedroom Two**

9'2 x 7'5 (2.79m x 2.26m)

UPVC window, radiator, fitted wardrobes and storage cupboard.

#### **Shower Room**

Walk in shower cubicle, wash hand basin, w/c, chrome towel radiator, spotlights, extractor fan.

#### **Externally**

To the front elevation, there is a block paved double length driveway and garage, easy to maintain garden which wraps around to the rear. To the rear, there is a lovely enclosed garden and patio.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: Average

Tenure: Leasehold

Council Tax: Durham County Council, Band B - Approx.

£1,899.20 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**

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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.



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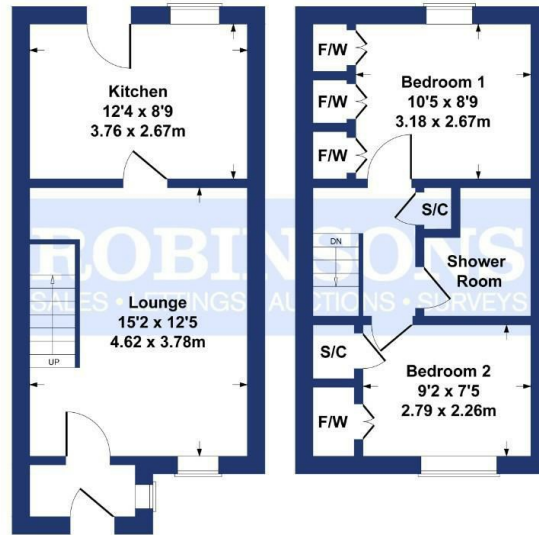
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Strategic Marketing Plan

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## Atherton Close

Approximate Gross Internal Area  
631 sq ft - 59 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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		67	85
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	A		
B			
C			
D			
E			
F			
G			
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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