



Ridgeside, Kirk Merrington, DL16 7HG
2 Bed - Bungalow - Link Detached
Starting Bid £210,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

For sale by Modern Method of Auction: Starting Bid Price £210,000 Plus Reservation Fee

Robinsons are delighted to offer by Auction this superb opportunity to acquire this rarely available EXTENDED TWO BEDROOM LINK DETACHED BUNGALOW situated in the desirable area of Ridgeside, North Close, on the outskirts of Kirk Merrington. The property is approximately two miles from Spennymoor town centre with local amenities and schools also close by. This beautiful family home is also well placed for commuting purposes being within easy reach of the A19 and A1 which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and other parts of the region. Buyers certainly will not be disappointed on viewing and the property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALLWAY, spacious LOUNGE, separate dining room, fitted kitchen, useful utility room, TWO well proportioned BEDROOMS and FAMILY BATHROOM. Externally the property sits on a well proportioned plot with GARDENS to the FRONT & REAR, and a larger than average GARAGE.

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 C

Hallway

Radiator, large storage cupboard x2.

Lounge

16'5 x 13'1 (5.00m x 3.99m)

UPVC window, radiator, gas fire and surround.

Dining Room

8'8 x 7'7 (2.64m x 2.31m)

Radiator, sliding uPVC doors.

Kitchen

9'6 x 8'3 (2.90m x 2.51m)

Wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, uPVC window, tiled flooring and splashbacks, loft access, airing cupboard.

Utility Room

10'2 x 8'6 (3.10m x 2.59m)

Modern wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, access to the garage.

Rear Lobby

Storage cupboard, access to the rear garden.

Bedroom One

11'0 x 10'6 + robes (3.35m x 3.20m + robes)

UPVC window, radiator, fitted wardrobes.

Bedroom Two

10'6 x 9'6 (3.20m x 2.90m)

UPVC window, radiator.

Shower Room

7'6 x 6'3 (2.29m x 1.91m)

Large shower cubicle, wash hand basin, w/c, uPVC window, radiator, extractor fan.

Externally

To the front elevation, there is a driveway leading to a garage and easy to maintain garden which wraps around to the left hand side of the property and leads to the lovely rear garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 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.

Auction Terms/Conditions

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

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 £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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

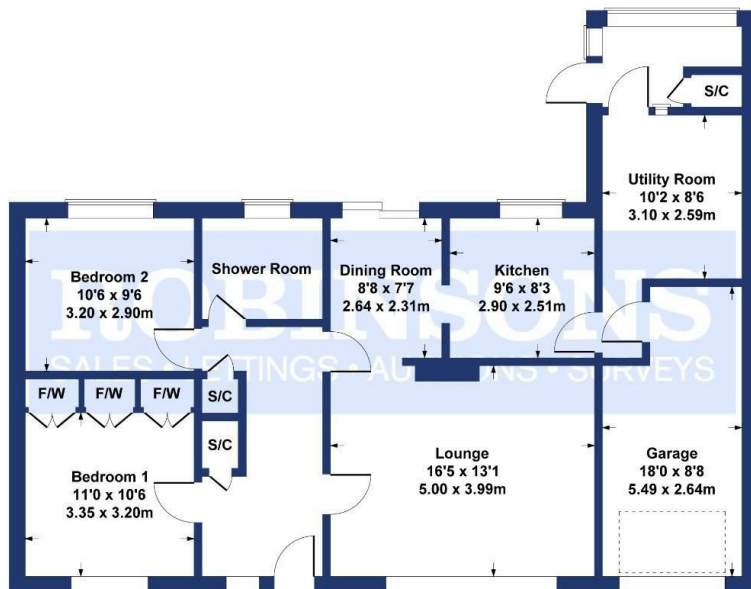
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

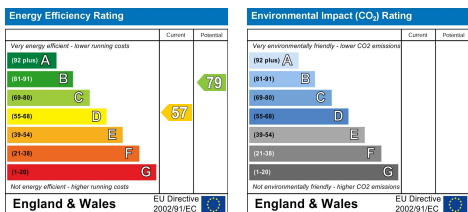
Ridgeside
Approximate Gross Internal Area
1095 sq ft - 102 sq m



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



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk