

Westerton Close, Binchester Moor, DL16

7BJ

3 Bed - House - Detached

Starting Bid £145,000

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*****RARE TO THE MARKET*****

For sale by Modern Method of Auction: Starting Bid Price £145,000 Plus Reservation Fee

Auction ends Thursday 26th September 2pm

Robinsons are delighted to offer the market, this well presented three bedroom detached family home, which is situated on a large corner plot and within poplar and quiet sought after cul-de-sac on the outskirts of Spennymoor yet still conveniently located for access to local bus routes which are less than a five minute walk away and Spennymoor Town centre, local amenities, parks and leisure centre which is just over a mile away. Ideal for the commuter travelling to Durham City, Darlington and Teesside. The A1 is less than a 10 minute drive away. This stunning property has an endless amount of benefits and some of its key features include three good sized bedrooms, modern kitchen, lovely gardens, off road parking and garage. Properties in this area are rarely available and giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance, hallway, W/C, spacious lounge with feature UPVC bay window, separate dining room, conservatory overlooking the beautiful rear garden and modern kitchen completes the ground floor. To the first floor is a landing area which gives access to three good sized bedrooms, with master having the added bonus of fitted wardrobes and En-suite, the family bathroom is also located to the first floor. Externally to the front elevation there is a nice sized garden, driveway with additional adjacent private parking to the side and garage, whilst to the rear there is a beautiful private garden.

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

Council Tax Band - D

EPC Rating - D

Hallway

Radiator, uPVC window, stairs to the first floor.

W/C

W/C, wash hand basin, radiator, extractor fan.

Lounge

15'4 x 11'8 max points (4.67m x 3.56m max points)

Electric fire and surround, uPVC bay window, radiator.

Dining Room

11'8 x 9'8 max points (3.56m x 2.95m max points)

UPVC window, radiator, sliding uPVC doors leading to the conservatory.

Conservatory

10'1 x 8'6 max points (3.07m x 2.59m max points)

UPVC windows, French doors leading to the rear garden.

Kitchen

14'1 x 7'0 (4.29m x 2.13m)

Modern white wall and base units, integrated oven, hob, extractor fan, fridge freezer, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, uPVC window, breakfast bar, radiator, tiled splashbacks, access to the garage.

Landing

Loft access, large airing cupboard.

Bedroom One

11'9 x 11'0 max points (3.58m x 3.35m max points)

UPVC window, radiator, fitted wardrobes.

En-suite

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

Bedroom Two

10'0 x 15'1 max points (3.05m x 4.60m max points)

UPVC Bay window, radiator, uPVC window.

Bedroom Three

11'1 x 9'3 max points (3.38m x 2.82m max points)

UPVC windows, radiator.

Bathroom

White panelled bath, w/c, wash hand basin, tiled splashbacks, uPVC window, radiator, extractor fan.

Externally

To the front elevation is a good sized garden with two driveways leading to an integral garage. While to the rear, there is a lovely sized garden and patio.

Garage

16'1 x 7'6 (4.90m x 2.29m)

Power and lighting, plumbed for washing machine, side access to the garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82 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 4.5% 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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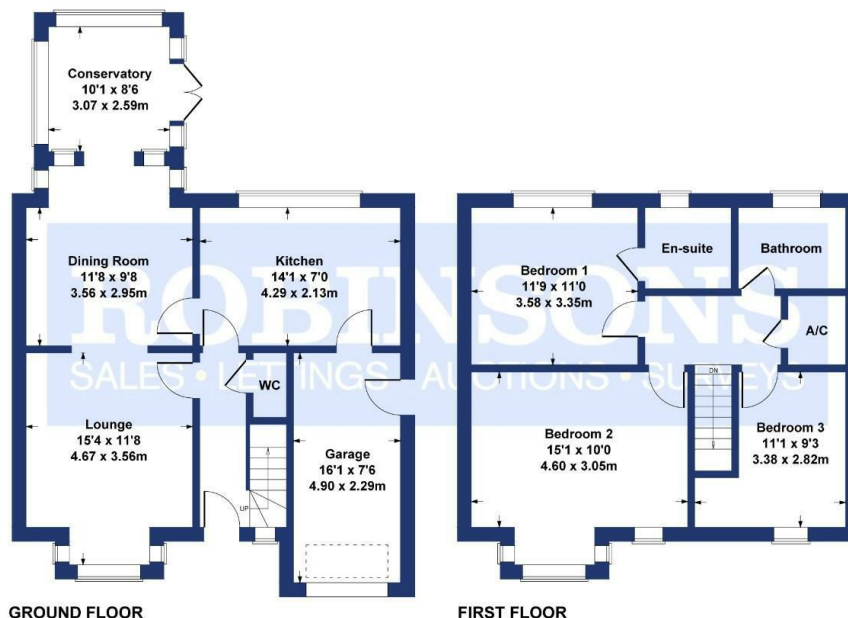
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Westerton Close

Approximate Gross Internal Area
1341 sq ft - 125 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

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
66-80	C		
55-65	D		
45-54	E		
35-44	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		66	81

Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A		
81-104	B		
66-80	C		
55-65	D		
45-54	E		
35-44	F		
2-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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