

Salvin Street, Croxdale, DH6 5HZ  
2 Bed - House - Mid Terrace  
Starting Bid £59,950

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Auction ends 29-11-2024 at 14:00pm

For sale by Modern Method of Auction: Starting Bid Price £59,950 Plus Reservation Fee

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 winning bidder 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.

We are delighted to offer to the market this TWO BEDROOMED MID TERRACED HOME which would be an ideal purchase for a wide range of buyers including first time buyers, investors or small families and is offered to the market with no onward chain. The property is ideally located, being close to local amenities, bus routes and schooling. Croxdale is also approximately 10 minute drive from Durham City centre itself.

The floor plan briefly comprises of: entrance, vestibule, lounge/dining room, kitchen and to the first floor there are two good sized bedrooms and a family bathroom. Externally there is a yard to the rear and a communal green area to the front.

EPC Rating C

Council Tax Band A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

#### Vestibule

Wood effect flooring, access to lounge.

#### Lounge

16'0 x 14'5 max points (4.88m x 4.39m max points)

Wood effect flooring, uPVC window, radiator, electric fire and surround.

#### Kitchen

15'9 x 9'2 (4.80m x 2.79m)

Wall and base units, stainless steel sink with mixer tap and drainer, electric cooker point, plumber for washing machine, uPVC windows, radiator, breakfast bar, tiled splashbacks and flooring, storage cupboard, access to the rear, space for fridge freezer.

#### Laundry

Access to bedrooms and bathroom.

#### Bedroom one

16'3 x 11'8 max points (4.95m x 3.56m max points)

UPVC window and radiator.

#### Bedroom two

16'3 x 9'0 max points (4.95m x 2.74m max points)

UPVC window, radiators, storage cupboard, loft access.

#### Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, tiled splashbacks, radiator.

#### Externally

To the front elevation is a pleasant and well presented communal green while to the rear there is an easy to maintain patio area.

#### Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 74Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,515.10 p.a

Energy Rating: C

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.

#### Auctioneer Terms/Conditions

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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.

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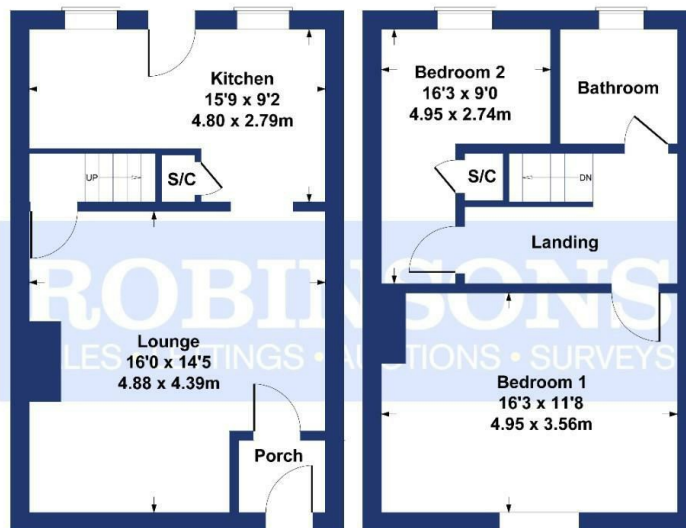
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## Salvin Street

Approximate Gross Internal Area  
809 sq ft - 75 sq m



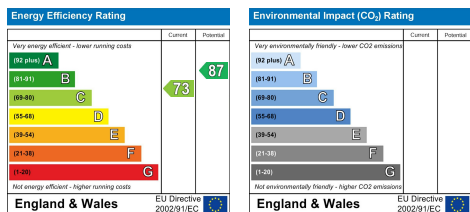
GROUND FLOOR

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



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