

Park Parade, Spennymoor, DL16 6AN
5 Bed - House - End Terrace
Starting Bid £139,950

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Auction Ends 14-04-2025 @ 14:00 hrs

For sale by Modern Method of Auction: Starting Bid Price £139,950 Plus Reservation Fee

*** RARE TO THE MARKET ***

Robinsons are delighted to offer to the market this special and unique FOUR/FIVE BEDROOM END TERRACE HOUSE which is pleasantly situated with Jubilee Park been a stones throw away and is short walk to Spennymoor Town Centre and local amenities. The property would be suitable for multi generational living / disabled facilities, families looking to move up the property ladder or a commercial investor, this lovely home has an endless amount of benefits but some of its key features are ample living space, two kitchens, four LARGE ground floor rooms, four/five bedrooms and large block paved driveway. EARLY VIEWING is advised to avoid any disappointment as properties of this size rarely come to the market.

In brief the property comprise of, spacious lounge, second lounge/ground floor bedroom, wet room, reception room, two well presented kitchens, dining room and shower room completes the ground floor. To the first floor is four bedrooms and family bathroom, with landing providing access to the loft room. Externally, to the front elevation the property enjoys a larger than average block paved driveway, while to the rear there is a useful enclosed yard and utility room.

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

Main Lounge

15'9 x 13'8 max points (4.80m x 4.17m max points)

Feature fire surround, radiator, spotlights, stairs to first floor.

Dining Room

14'9 x 12'6 max points (4.50m x 3.81m max points)

Radiator, storage cupboard.

Kitchen One

14'6 x 6'6 (4.42m x 1.98m)

Wall and base units, integrated range oven, extractor fan, sink with mixer tap, plumbed for washing machine, tiled flooring, uPVC windows, space for fridge freezer.

Second Lounge/Ground Floor Bedroom

17'0 x 17'4 (5.18m x 5.28m)

Wood effect flooring, radiator, electric fire surround.

Wet Room

Shower, W/C, wash hand basin, radiator.

Reception Room

16'7 x 13'5 (5.05m x 4.09m)

Tiled flooring, uPVC window, radiator, french doors.

Kitchen Two

16'7 x 14'0 (5.05m x 4.27m)

Base units, stainless steel sink with mixer tap and drainer, tiled flooring, radiator, uPVC window, stairs to annex bedroom.

Shower Room

Shower cubicle, W/C, wash hand basin, radiator, tiled flooring and splashbacks, uPVC window, extractor fan.

Landing One

Radiator, stairs to loft room.

Bedroom One

15'1 x 9'6 max points (4.60m x 2.90m max points)

UPVC window, radiator.

Bedroom Two

13'8 x 8'4 max points (4.17m x 2.54m max points)

UPVC window, radiator.

Bedroom Three

10'5 x 6'9 (3.18m x 2.06m)

UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, W/C, uPVC window, radiator, large storage cupboard,

Attic Room

20'0 x 15'8 (6.10m x 4.78m)

Velux window, wood effect flooring, large storage cupboard.

Annex Room

16'9 x 14'1 (5.11m x 4.29m)

P aspect uPVC window, radiator.

Externally

To the front elevation, there is a huge block paved driveway and useful storage shed. While to the rear there is an enclosed yard with an outdoor utility room.

Outdoor Utility Room

Plumbed for washing machine, W/C, wash hand basin, uPVC window.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 56Mbps

Mobile Signal/Coverage: Average

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.

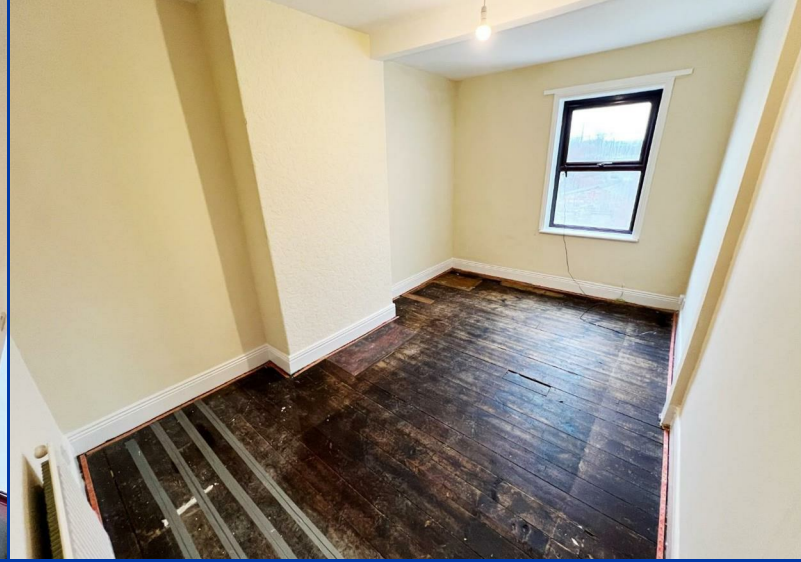
Auction Terms and Conditions

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.

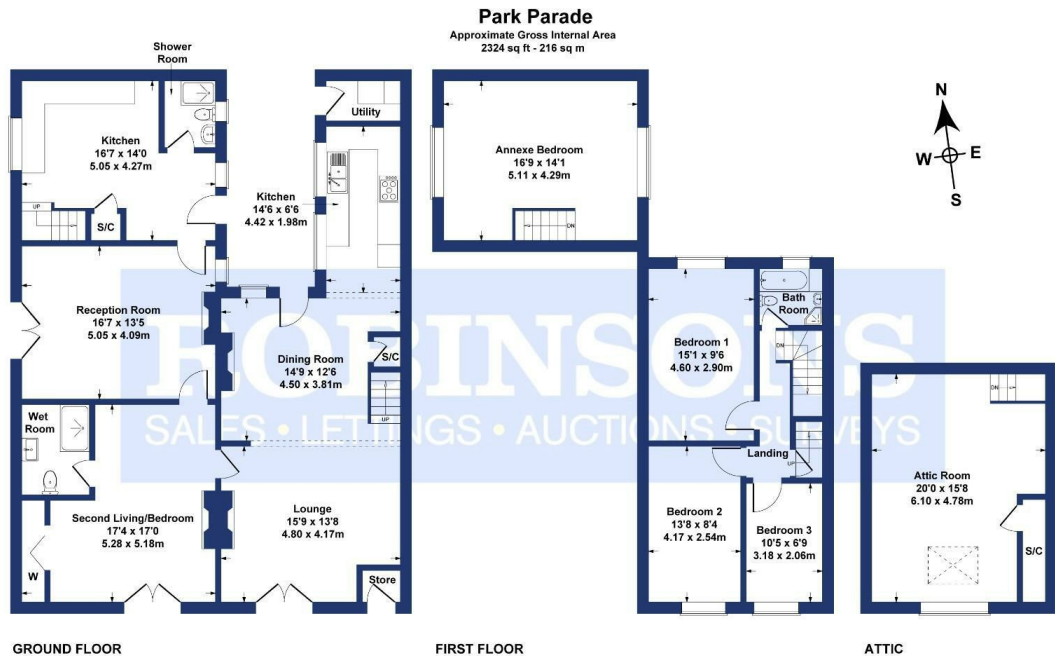
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m² A		
91-81kWh/m² B		
81-65kWh/m² C		
65-55kWh/m² D		
55-48kWh/m² E		
48-35kWh/m² F		
35-27kWh/m² G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-91g/m² A		
91-80g/m² B		
80-65g/m² C		
65-55g/m² D		
55-50g/m² E		
50-40g/m² F		
40-20g/m² G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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