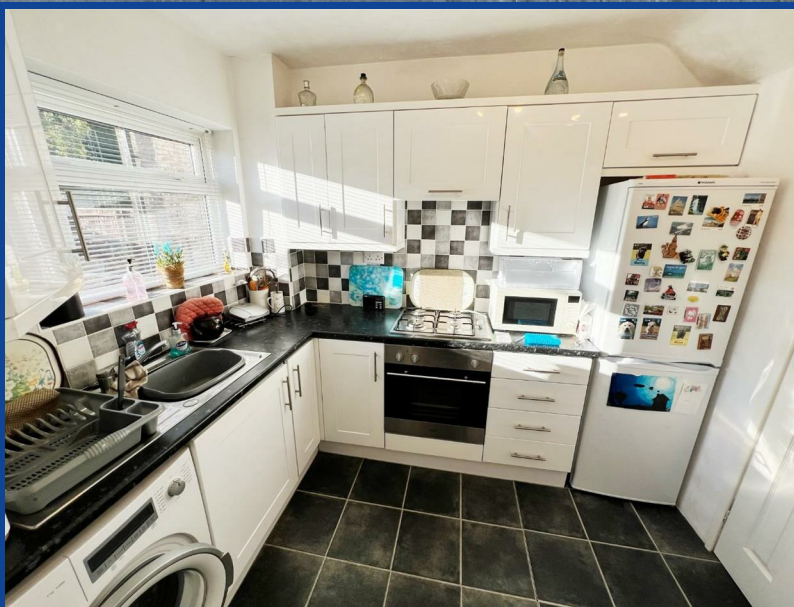




Victoria Gardens, Spennymoor, DL16 7TN
3 Bed - House - Terraced
Starting Bid £60,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

For sale by modern auction, starting price £60,000 plus reservation fee.

An excellent opportunity to acquire this THREE BEDROOM MID LINK HOUSE located in this popular residential area with a pleasant aspect to the FRONT. The property is only a stones throw away from local shops, schools and bus services and only a short walk from Spennymoor town centre where there are a wider range of shopping and leisure facilities. In our opinion the property is suitable for a variety of purchasers including the SMALL FAMILY or FIRST TIME BUYER or even the INVESTOR or LANDLORD looking for a property to rent. The property benefits from UPVC DOUBLE GLAZING.

The property briefly comprises of ENTRANCE PORCH, HALLWAY, LOUNGE / Dining room, FITTED KITCHEN, whilst to the first floor THREE well-proportioned BEDROOMS, WHITE BATHROOM SUITE. Externally the property enjoys FRONT & REAR GARDENS and a GARAGE in a nearby block. In more detail the accommodation comprises of

EPC Rating: TBC
Council Tax Band: A

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

Hallway.

Stairs to the first floor.

Lounge / Diner

22'7 x 11'5 max points, (6.88m x 3.48m max points,)

Upvc windows, space for dining room, sliding Upvc window doors to the rear garden.

Kitchen

8'9 x 6'9 (2.67m x 2.06m)

White wall and base units, integrated oven, hob, extractor fan, space for Fridge and freezer, tiled splash backs, stainless steel sink with mixer tap and drainer, Upvc window, large storage cupboard.

Landing.

Loft Access, airing cupboard.

Bedroom One

11'7 x 8'5 (3.53m x 2.57m)

Upvc Window

Bedroom Two

10'9 x 8'0 max points (3.28m x 2.44m max points)

Upvc Window

Bedroom Three

6'4 x 5'7 (1.93m x 1.70m)

Upvc Window

Bathroom

Panelled bath, wash hand basin, wash hand basin, Upvc window and tiled splash backs.

Externally

To the front elevation is a easy to maintain garden, while to the rear there is a larger than average garden and patio, the property also benefits from a garage which is located in a close by block.

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.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

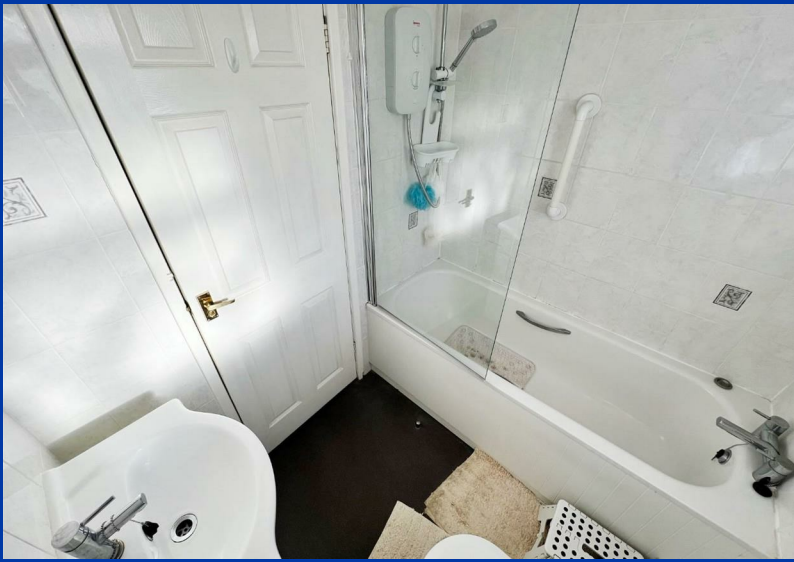
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,703.96 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.

Please note that the property will be sold as seen



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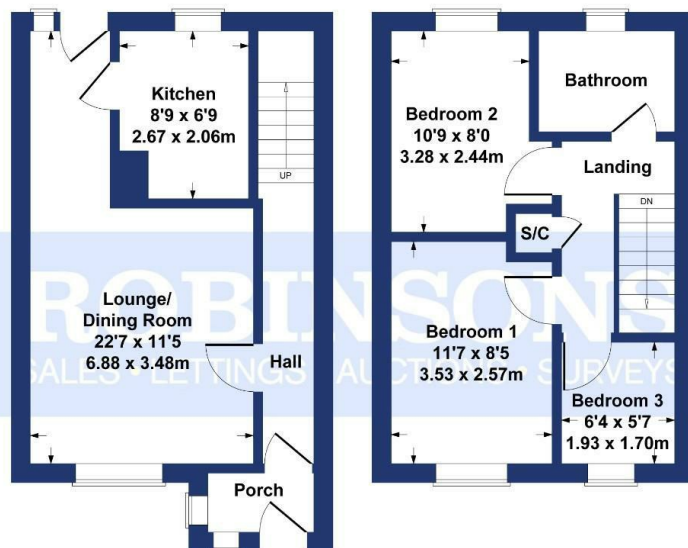
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Victoria Gardens

Approximate Gross Internal Area
690 sq ft - 64 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
66-80 kWh/m²/yr C			
51-65 kWh/m²/yr D			
36-50 kWh/m²/yr E			
21-35 kWh/m²/yr F			
6-20 kWh/m²/yr 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			
105-120 g/m²/yr A			
81-104 g/m²/yr B			
66-80 g/m²/yr C			
51-65 g/m²/yr D			
36-50 g/m²/yr E			
21-35 g/m²/yr F			
6-20 g/m²/yr G			
Not environmentally friendly - higher CO ₂ 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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