



Plawsworth Road, Sacriston, DH7 6PD
2 Bed - House - Mid Terrace
Starting Bid £109,950

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Plawsworth Road Sacriston, DH7 6PD

* FOR SALE VIA MODERN METHOD OF AUCTION * GUIDE PRICE £109,950 PLUS RESERVATION FEE *

* NO CHAIN * INCREDIBLY SPACIOUS * GARDEN AND PARKING * EN-SUITE FACILITIES * NICE VIEWS *

We are delighted to present this period-style terraced home, now available for purchase with the benefit of NO ONWARD CHAIN.

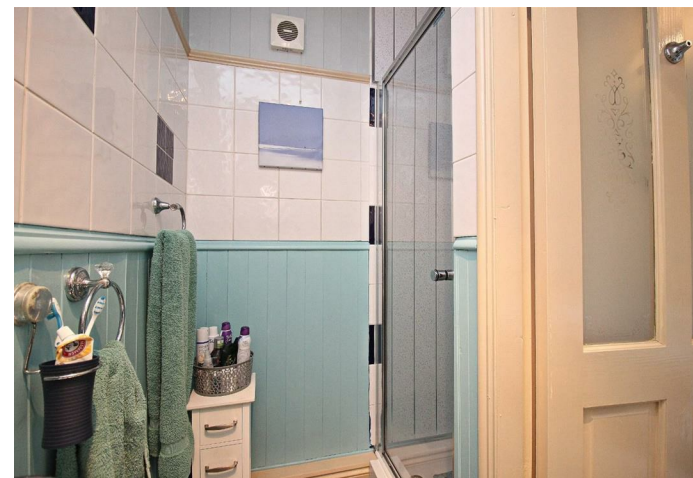
This deceptively spacious property, which has been well maintained, offers an abundance of charm and character with large rooms, excellent views, and a generously sized rear garden that includes parking facilities.

Noteworthy improvements include the installation of a new roof approximately 4-5 years ago and a fully serviced boiler.

The ground floor comprises an entrance lobby leading to a hallway, a spacious lounge, a separate dining room area, a well-equipped kitchen, and a bathroom. The first floor, accessed via a feature turning staircase, includes two well-proportioned bedrooms, with the master bedroom benefitting from en-suite facilities.

Externally, the property features a small courtyard to the front and a yard with decked area to the rear. Across a small service lane, there is convenient parking and a pleasant garden.

This property is ideally situated for easy access to local schools, amenities, recreational facilities, and motoring links, making it an attractive option for a wide range of potential purchasers. We highly recommend early viewing to avoid missing out on this excellent opportunity.













GROUND FLOOR

Hallway

Lounge

15'5" x 12'5" (4.7 x 3.8)

Dining Room

13'9" x 12'5" (4.2 x 3.8)

Kitchen

10'2" x 10'2" (3.1 x 3.1)

Bathroom

FIRST FLOOR

Landing

Bedroom One

16'0" x 13'5" (4.9 x 4.1)

En-Suite

Bedroom Two

14'1" x 10'2" (4.3 x 3.1)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 20 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 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

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website.



Plawsworth Road

Approximate Gross Internal Area
1119 sq ft - 104 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			83
(61-81) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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