



Mount Pleasant, Sacriston, DH7 6AS
2 Bed - House - Detached
Starting Bid £55,000

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*** FOR SALE VIA MODERN METHOD OF AUCTION * GUIDE PRICE £55,000 PLUS RESERVATION FEE ***

This unique and rarely available two-bedroom detached house is offered to the market with no upper chain. Located in the popular Sacriston area, the property provides easy access to local shops, amenities, schools, and transport links. Mount Pleasant is ideally situated for convenient access to the A1, Durham City, and Newcastle upon Tyne, making it an ideal location for a variety of buyers.

The property benefits from uPVC double glazing and gas-fired central heating via a combination boiler. The accommodation briefly comprises: an entrance vestibule with stairs to the first floor, a spacious lounge with a feature fireplace, a side entrance porch/utility area with a door leading to the garden, a kitchen, and a bathroom/WC with a white three-piece suite. On the first floor, there is a master double bedroom and a second generously proportioned bedroom. Externally, there is a gravelled area to the front of the property and an enclosed garden to the side.



GROUND FLOOR

Entrance

Lounge

14'2" x 14'0" (4.34 x 4.27)

Kitchen

6'9" x 6'0" (2.08 x 1.83)

Bathroom

FIRST FLOOR

Landing

Bedroom

14'2" x 10'9" (4.34 x 3.28)

Bedroom

14'2" x 6'0" max (4.34 x 1.83 max)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 41 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band A approx

£1,621pa

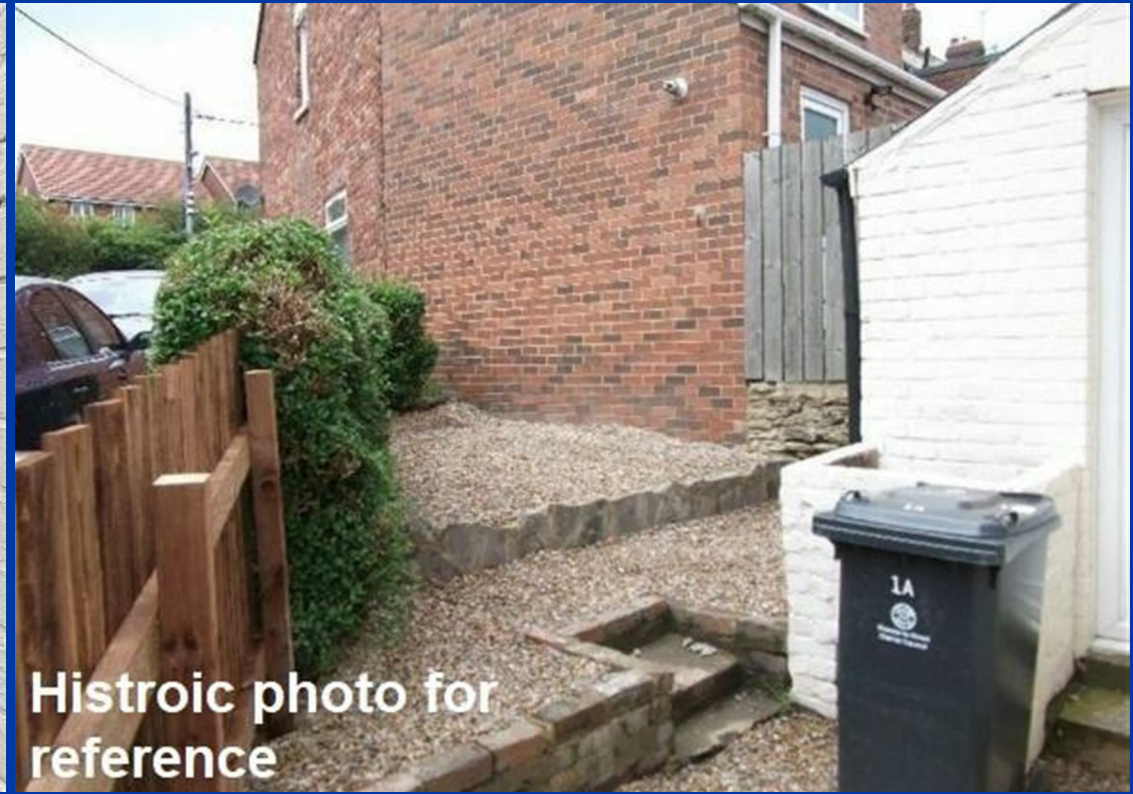
Energy Rating: D

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.



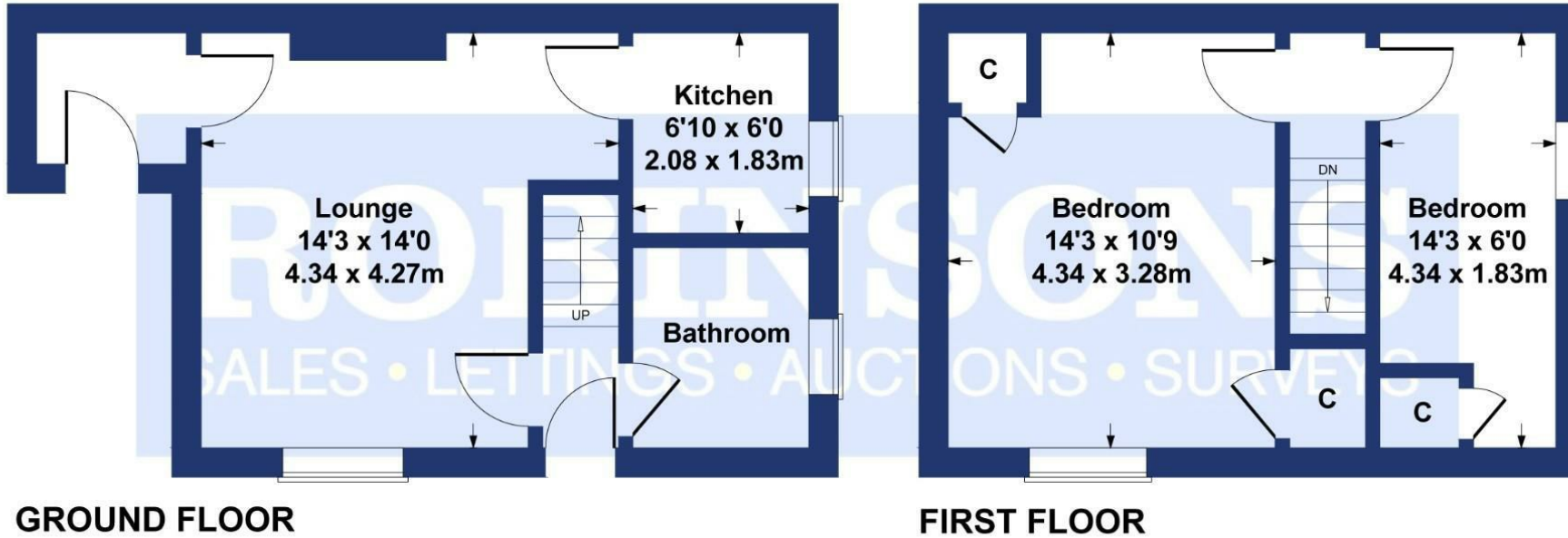


**Historic photo for
reference**

Mount Pleasant

Approximate Gross Internal Area
613 sq ft - 57 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

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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.