



Alexandra Street, Newfield, DH2 1NT
2 Bed - House - Mid Terrace
Starting Bid £80,000

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Alexandra Street Newfield, DH2 1NT

* FOR SALE VIA MODERN METHOD OF AUCTION * GUIDE PRICE £80,000 PLUS RESERVATION FEE *

* REDUCED * NO CHAIN * IMMACULATELY REFURBISHED * BRAND NEW KITCHEN AND BATHROOM * NEW WINDOWS AND DOORS * NEW HEATING SYSTEM * COMPLETE RE-WIRING * ELEGANT FLOORING * SKIMMED AND RE-DECORATED * NEW RESIN ENCLOSED YARD *

This exquisite, fully renovated home is being offered to the market with the added advantage of IMMEDIATE VACANT POSSESSION. Meticulously refurbished to an exceptional standard, this property boasts a host of upgrades, including a new kitchen, bathroom, windows, doors, heating system, flooring, resin courtyard, and has been completely re-wired, skimmed, and re-decorated.

The interior layout showcases a spacious and welcoming living area, alongside a stunning dining kitchen adorned with an array of wall and base units, bathed in natural light through two generously sized windows.

Ascending to the first floor reveals an opulent white suite bathroom and two bedrooms, with the master bedroom offering substantial proportions. The rear of the property features a generously sized enclosed courtyard.

The property has good access to schools, amenities, recreational facilities and major transport links via both bus and car, with a wider range of amenities and recreational facilities and train station located within the nearby Chester le Street.











GROUND FLOOR

Lounge

15'1" x 15'1" (4.6 x 4.6)

Dining Kitchen

15'1" x 10'5" (4.6 x 3.2)

FIRST FLOOR

Landing

Bedroom

15'1" x 15'1" x 11'9" (4.6 x 4.6 x 3.6)

Bedroom

10'5" x 7'6" (3.2 x 2.3)

Bathroom

7'10" x 7'6" (2.4 x 2.3)

EXTERNAL

The rear of the property features a generously sized enclosed courtyard.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,469p.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.

Auction

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 £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 4.50% 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.

https://www.rightmove.co.uk/properties/157954460#/?channel=RES_BUY



Alexandra Street

Approximate Gross Internal Area
786 sq ft - 73 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(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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