



Wynyard, Chester Le Street, DH2 2TG
2 Bed - House - End Terrace
Starting Bid £67,500

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Wynyard

Chester Le Street, DH2 2TG

For sale by modern auction, guide price £67,500 plus reservation fee.

**** DEVELOPMENT OPPORTUNITY IN SOUGHT-AFTER LOCATION ****

This two-bedroom mid-terrace home is offered to the market with a number of key improvement works already carried out, including a first fixing of re-wiring, re-skimmed walls, and a layout alteration to create a more open and spacious kitchen and dining area. Please note, there is currently no fitted kitchen or bathroom, so interested parties should either be cash buyers or consult with their lender before arranging a viewing.

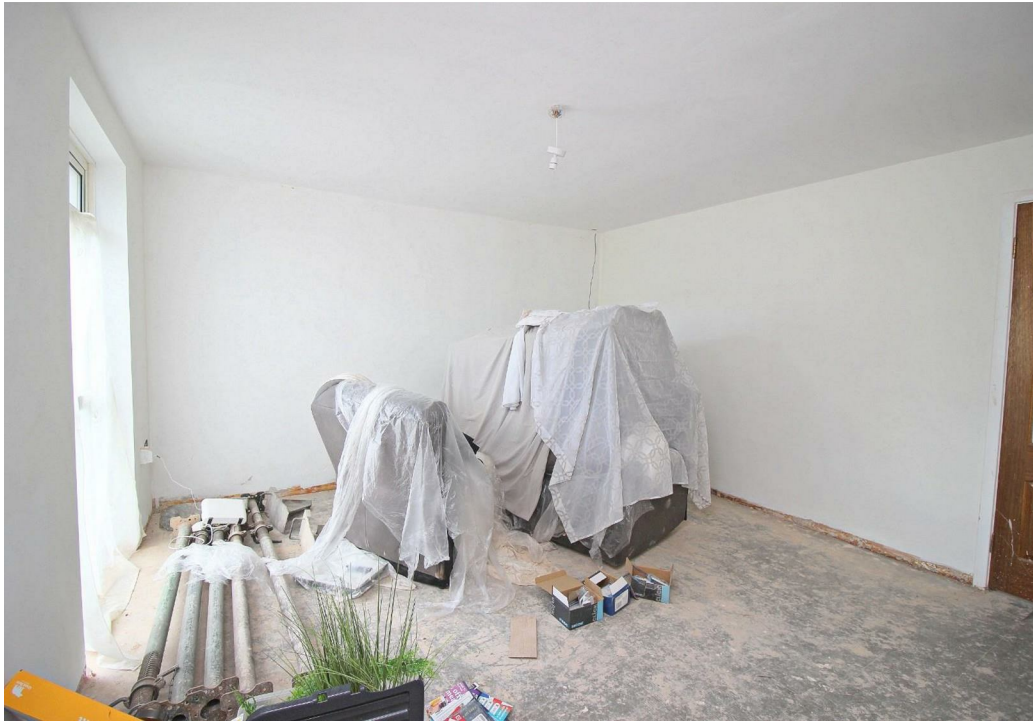
The property is entered via a spacious front porch, ideal for storage, which leads into a comfortable lounge. At the rear, the kitchen is L-shaped with room for a dining table, and the understairs cupboard has been adjusted to potentially allow for the installation of a downstairs WC.

Upstairs, there are two double bedrooms, with the main bedroom benefiting from a generous built-in storage space. A third room is in place to be fitted as the bathroom.

Externally, there is a front garden that looks onto greenery to the front and side, adding a sense of privacy and outlook. To the rear, the enclosed garden is mostly paved, making it easy to maintain and suitable for outdoor seating.

The property is situated in the Wynyard area of Chester-le-Street, a location that offers a blend of peaceful surroundings and excellent connectivity. Residents benefit from nearby green spaces and woodland walks, while still being within easy reach of the A1(M) and A19 for commuting. Chester-le-Street town centre is just a short drive away and offers a range of shops, services, and direct rail links to Durham, Newcastle, and further afield.

A great opportunity for buyers looking to add value and put their own stamp on a home in a well-regarded and accessible area.









GROUND FLOOR

Entrance Porch

Living Room

16'8" x 12'5" (5.1 x 3.8)

Kitchen

16'8" x 8'10" (5.1 x 2.7)

Space for Downstairs WC

Dining Area

9'6" x 7'6" (2.9 x 2.3)

FIRST FLOOR

Landing

Bedroom

16'8" x 10'5" (5.1 x 3.2)

Bedroom

11'9" x 11'1" (3.6 x 3.4)

Bathroom

8'10" x 4'11" (2.7 x 1.5)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 37 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 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.

Modern Auction - Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

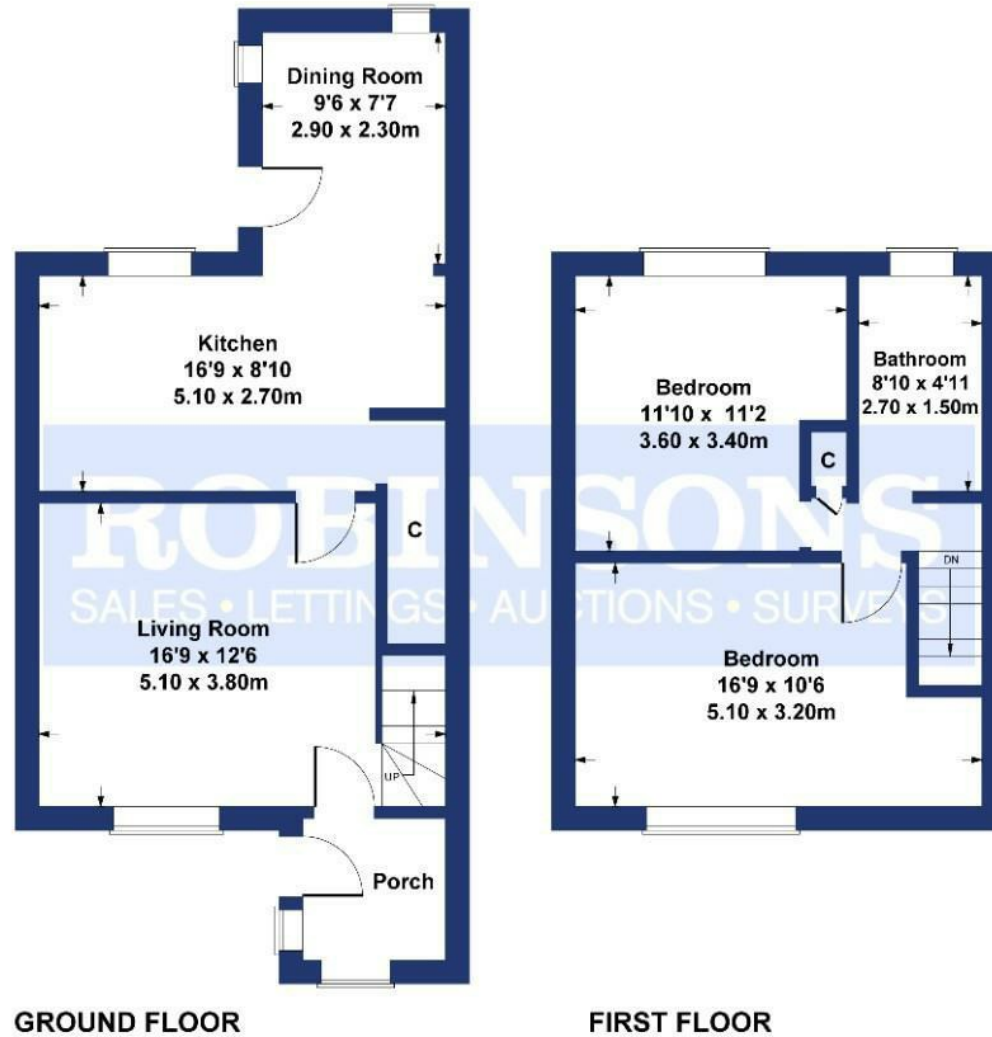
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Wynyard

Approximate Gross Internal Area
840 sq ft - 78 sq m



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		
(92 plus) A		<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>63</div>		
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.

