



Royal Grove, Crook, DL15 9ER  
3 Bed - Bungalow - Detached  
Starting Bid £170,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Royal Grove

## Crook, DL15 9ER

\*FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £170,000 PLUS RESERVATION FEE\* AUCTION ENDS 22ND JULY @ 2PM.

NO FORWARD CHAIN \* CUL-DE-SAC LOCATION A SHORT WALK AWAY FROM CROOK TOWN CENTRE \* DRIVEWAY AND GARAGE \* ENCLOSED REAR GARDEN \* GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS \* VIEWING HIGHLY RECOMMENDED \*

Offered to the sales market with the benefit of no onward chain is this three bedroom detached bungalow which is conveniently positioned in a pleasant cul-de-sac which is a short walk away from Crook town centre. The property sits on a generous size plot with gardens to front and rear and driveway and garage. The property is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule which leads through to the spacious lounge/dining room which is approximately 30 feet in length and has ample space for seating and dining furniture. Patio doors lead to the sun room extension which enjoys views over the rear garden. Kitchen which is extensively fitted with a range of wall, base and drawer units and has space for appliances and breakfast table. An inner hallway gives access to three spacious bedrooms and a bathroom with three piece suite.

Outside the house has a block paved driveway which allows off road parking for multiple cars and has mature hedges and plants running either side and leads to the integral garage. The rear garden is well maintained with established hedges and plants and has a lawn area enjoying pleasant countryside views.

Royal Grove is located in a fantastic position being within a short walking distance away from Crook town centre which has wide range of shopping facilities including an 'Aldi' and 'Lidl' and a wide range of other local businesses. There is also a doctors, dentist, chemist, hairdressers, cafes, restaurants and bus links giving access to neighbouring towns and cities including Bishop Auckland and Durham City centre.









### **Agents Notes**

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: D

Durham Council Tax Band: C

Annual Price:

£1,959 (min)

Broadband

Basic

16 Mbps

Superfast

64 Mbps

Mobile Signal: Average/Good

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 and 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.

# Royal Grove Crook

Approximate Gross Internal Area  
1182 sq ft - 110 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			78
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
info@robinsonscrook.co.uk  
www.robinsonsestateagents.co.uk

