



Wear View, Hunwick, DL15 0LE  
3 Bed - House - Mid Terrace  
Starting Bid £90,000

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

# Wear View Hunwick, DL15 0LE

For sale by modern auction, guide price £90,000, plus reservation fee.

\* NO FORWARD CHAIN \* ATTIC CONVERSION \* GARAGE/WORKSHOP \* LARGE FAMILY HOME \* COUNTRYSIDE VIEWS \* VILLAGE LOCATION \* VIEWING HIGHLY RECOMMENDED \*

Offered to the sales market with the benefit on no onward chain, is this large three bedroom mid terrace house which has had a attic conversion to create a large open plan room, ideal for a second reception room, office and may have potential to create further bedrooms. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with window to front aspect enjoying far-reaching countryside views. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances and dining table.

To the first floor there are three bedrooms and a family shower room with four piece suite, including two shower enclosures.

A further staircase leads to the attic conversion which would be a fantastic room for a further reception room or further bedroom space, with the correct planning and consent. The attic has windows to front and rear aspect, the front enjoying views towards Durham and beyond.

Outside there is a enclosed yard to the rear and a garage/workshop with WC.

Hunwick is a popular village with a primary school, tea room and public house. It is surrounded by an abundance of countryside views and walks and is on a regular bus route, giving access to neighbouring towns including Bishop Auckland.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.













#### AGENTS NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating

Broadband

Basic  
3 Mbps  
Superfast  
80 Mbps

Mobile Coverage: Average to good

Durham Council Tax Band: A Annual Price: £1,469 (min)  
Tenure: Freehold  
EPC: E

#### 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, 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 £349.00 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.

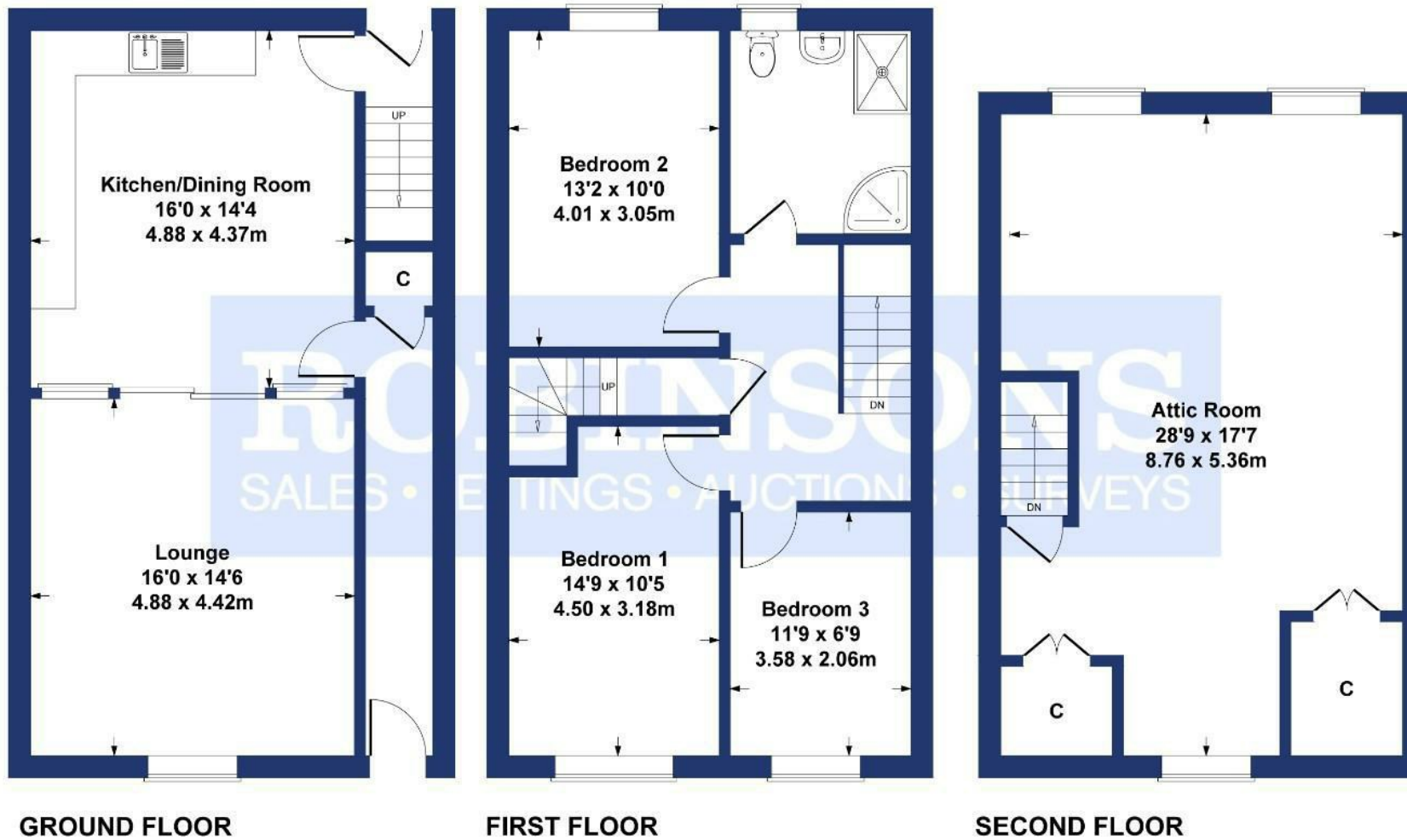
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





# Wear View Hunwick

Approximate Gross Internal Area  
1688 sq ft - 157 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-58)	D		
(8-38)	E		
(2-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

79

46

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](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

