



Kingsley Drive, DL15 9UX
3 Bed - Bungalow - Detached
Starting Bid £215,000

ROBINSONS
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Kingsley Drive , DL15 9UX

FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £215,000 PLUS RESERVATION FEE

* NO FORWARD CHAIN * DOUBLE GARAGE AND AMPLE OFF ROAD PARKING * DESIRABLE CUL-DE-SAC LOCATION * RARELY OFFERED TO THE MARKET *

Welcome to Kingsley Drive, Crook - a charming three bedroom detached bungalow that is offered for sale with the benefit of no onward chain. This delightful property has a fantastic position in this desirable cul-de-sac and sits on a large corner plot with a driveway allowing parking for multiple vehicles and detached double garage. The bungalow is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, cloakroom/WC, spacious lounge with patio doors leading to the sun room which over looks the rear garden. Kitchen, fitted with a range of wall, base and drawer units with space for appliances. Three bedrooms, one which would be suitable to be used as a dining room and a bathroom conclude the internal layout.

One of the standout features of the property is the generous size plot that the bungalow sits on, with ample space for car parking to the front and a double detached garage. The rear garden is enclosed and has patio areas and flower and shrub beds.

Located in a highly desirable area, Kingsley Drive is within close proximity to Crook town centre, which has a wide range of everyday shopping amenities and health care facilities. Other towns and cities are close by and can be reached via bus from Crook, and include Bishop Auckland and Durham City centre.

Don't miss out on the opportunity to make this charming bungalow your own. With its desirable location, spacious interior, and lovely outdoor space, this property has all the makings of a wonderful home.

Contact Robinsons to arrange an internal viewing.













Entrance hallway

Cloakroom/WC

Kitchen

9'9x8'2 (2.97mx2.49m)

Bedroom/Dining Room

12'2x9'5 (3.71mx2.87m)

Lounge

19'4x12'3 (5.89mx3.73m)

Conservatory

Inner Hallway

Bedroom

11'2x9'2 (3.40mx2.79m)

Bedroom

9'7x9'4 (2.92mx2.84m)

Bathroom

Double Garage

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: C

Durham Council Tax Band: D

Annual Price: £2,431

Broadband

Basic

10 Mbps

Superfast

45 Mbps

Ultrafast

1000 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.

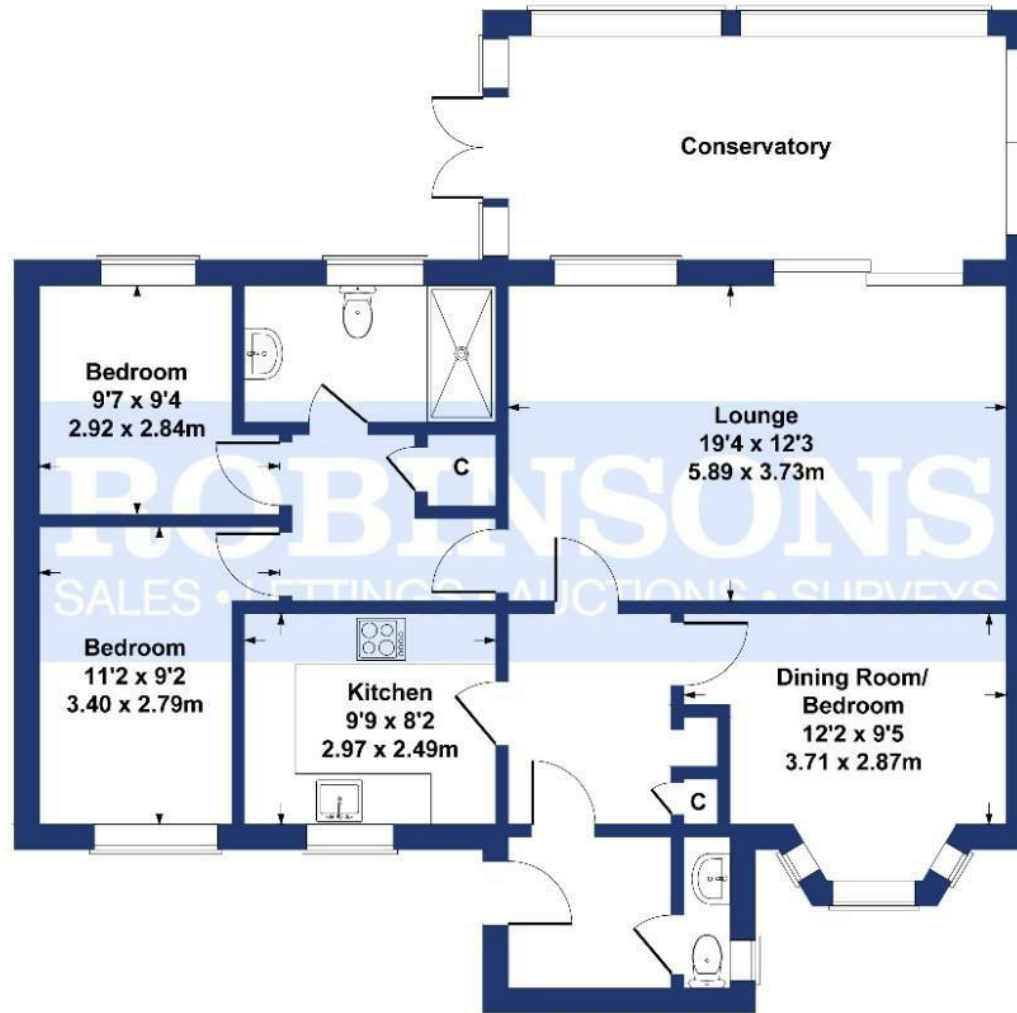
Referral Arrangements

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.



Kingsley Drive Crook

Approximate Gross Internal Area
1033 sq ft - 96 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			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	70	
(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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