



Ennerdale Drive, DL15 8NT
2 Bed - House - Semi-Detached
Starting Bid £45,000

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For sale by modern auction, guide price £45,000 plus reservation fee.

AUCTION END DATE: 16/4/25 2pm

It is with pleasure that we offer to the market with no onward chain, this deceptively spacious semi detached house with two double bedrooms positioned pleasantly within the popular, family orientated location of Ennerdale Drive, Crook. This well proportioned property has been a loving home for many years & whilst it has been extremely well maintained; is the perfect purchase for first time buyers looking to 'put their own stamp' on a residence of their own. Having easy access to all of the immediate amenities Crook itself has to offer & within excellent commuting distance to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge/dining area (measuring 19ft approximately) with windows to both front & rear & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a lovely re-fitted shower room. Externally, the property enjoys a spacious plot with enclosed gardens both front & rear & additional access to a useful outhouse. We thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: A

ENTRANCE LOBBY

LOUNGE / DINING AREA

19'11 x 11'0 (6.07m x 3.35m)

KITCHEN

12'11 x 7'5 (3.94m x 2.26m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'3 x 8'11 (4.34m x 2.72m)

BEDROOM TWO

10'9 x 9'10 (3.28m x 3.00m)

SHOWER ROOM

7'2 x 5'3 (2.18m x 1.60m)

EXTERNALLY

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,621

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

9000 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.



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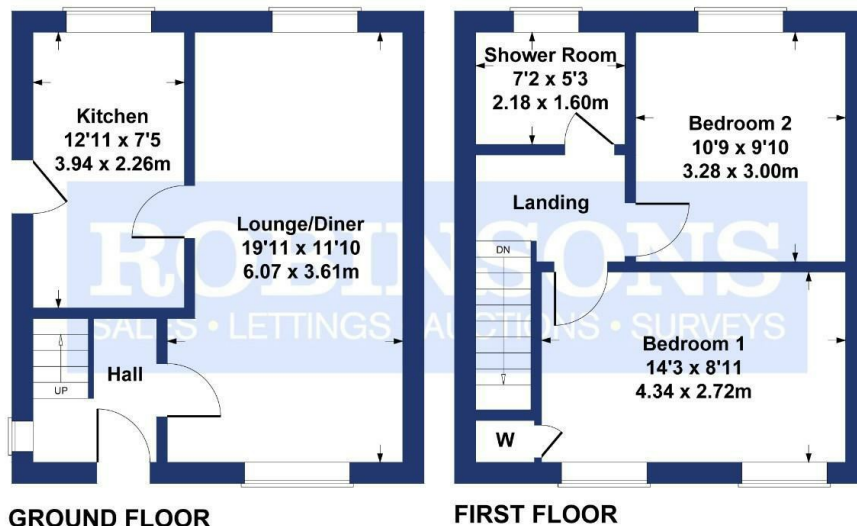
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ennerdale Drive, Crook

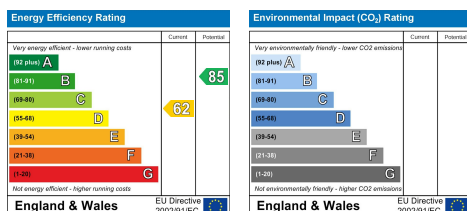
Approximate Gross Internal Area
699 sq ft - 65 sq m



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



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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