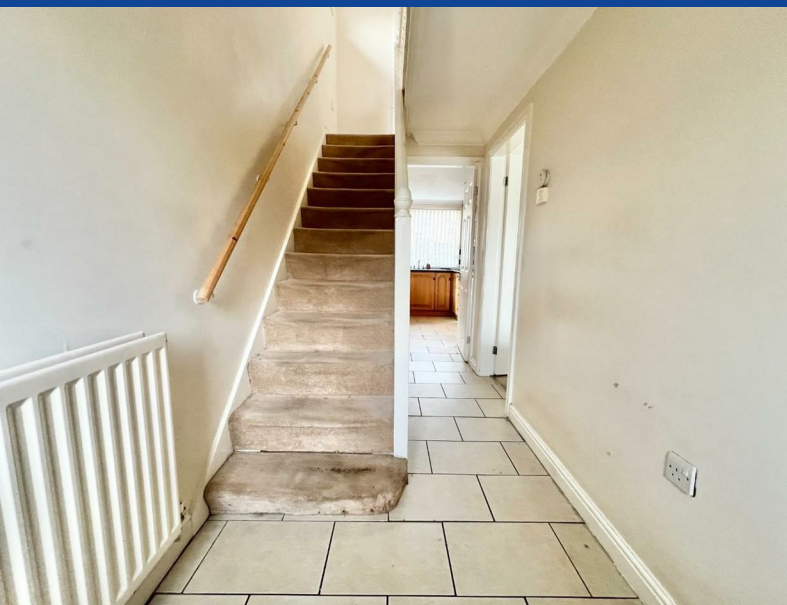




Hollowdene, DL15 8LD
3 Bed - House - Semi-Detached
Starting Bid £95,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

*FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE
PRICE: £95,000 PLUS RESERVATION FEE*

* NO FORWARD CHAIN *

Auction end date : 12-06-2025 at 12:30

We have the pleasure of offering to the sales market, with no forward chain, this three bedroom semi detached house, with front and rear gardens and off road parking. The house is warmed by gas central heating and has UPVC double glazed windows.

The accommodation comprises of an Entrance Hallway with stairs to first floor, open plan Lounge and Dining Room and fitted Kitchen. Whilst to the first floor there are Three Bedrooms two of which are good sized doubles along with a family Bathroom fitted with a white suite having shower facilities.

The garden to the front is laid to lawn and has a parking area to the side with dropped curb. The rear garden is enclosed and mainly laid to lawn with timber decking area.

Hollowdene is conveniently positioned in Crook and is within close proximity of the town centre which has a wide range of everyday shopping amenities and health care facilities. Crook has primary schooling and is on a bus link.

Contact Robinsons for further information and to arrange an internal viewing.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Leasehold - 45 years remaining

Durham Council Tax Band: C

Annual Price: £2,268.00

Broadband

Basic

14 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, 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

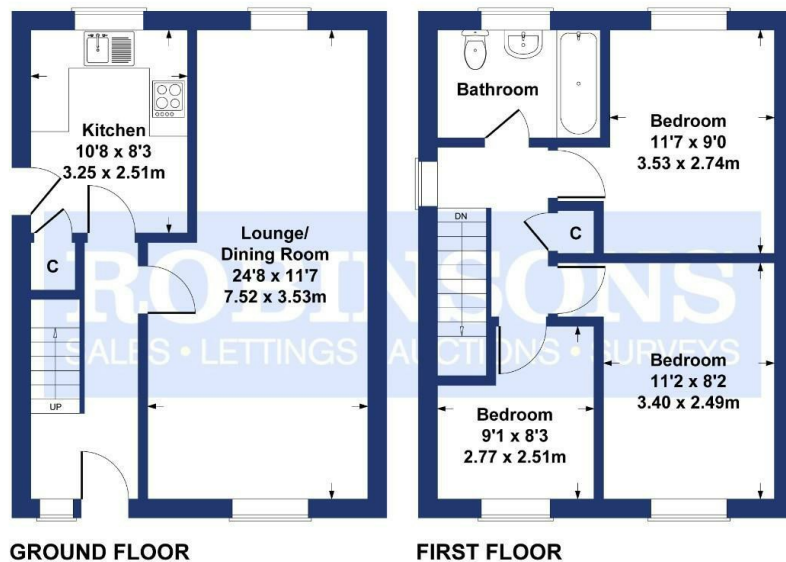
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hollowdene Crook

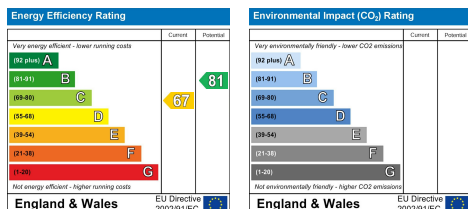
Approximate Gross Internal Area
876 sq ft - 81 sq m



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



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk