



Heather Lane, Crook, DL15 9TW  
3 Bed - Bungalow - Detached  
Starting Bid £180,000

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# Heather Lane

## Crook, DL15 9TW

For sale by modern auction, starting price £180,000, plus reservation fee.

**\* NO FORWARD CHAIN \* LARGE CORNER PLOT, WITH AMPLE PARKING AND GARAGE \* CUL-DE-SAC**

Robinsons are delighted to offer to the sales market, with the added bonus of no forward chain, this three bedroom detached bungalow, which sits on a generous size corner plot in a pleasant cul-de-sac on Heather Lane, Crook.

The bungalow does require some updating and has been reflected in the competitive asking price, however the accommodation is spacious and benefits from being warmed by a 'Baxi' combination boiler and has UPVC double glazed windows.

Other stand-out features include are a sun room extension to the rear, useful utility room and the main bedroom benefiting from an en-suite shower room.

The internal accommodation comprises; entrance porch leading to the inner hallway which gives access to all three bedrooms and the bathroom, the main bedroom having a en-suite shower room. The lounge which is also accessed from the hallway is positioned to the front of the bungalow with a window over-looking the front garden. Dining room with sliding patio doors giving access to the sun room. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances, useful utility room with space for washing machine and internal door giving access to the garage.

The property is accessed via a long sweeping driveway which allows off road parking for several cars and leads to the garage. The front garden is a good size and mainly laid to lawn with mature trees and hedging. The rear garden is enclosed via gated access and has mature shrubbery and tree's, giving a good degree of privacy.

Heather Lane is a popular residential area of Crook and the bungalow enjoys a larger corner plot in one of its cul-de-sac's. The property is within close proximity of Crook's town centre, which has a wide range of shopping amenities, healthcare facilities and bus links.























#### AGENT NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: D  
Tenure: Freehold

Durham Council Tax Band: D  
Annual Price: £2551.00  
Broadband: Basic  
10 Mbps  
Superfast  
43 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.

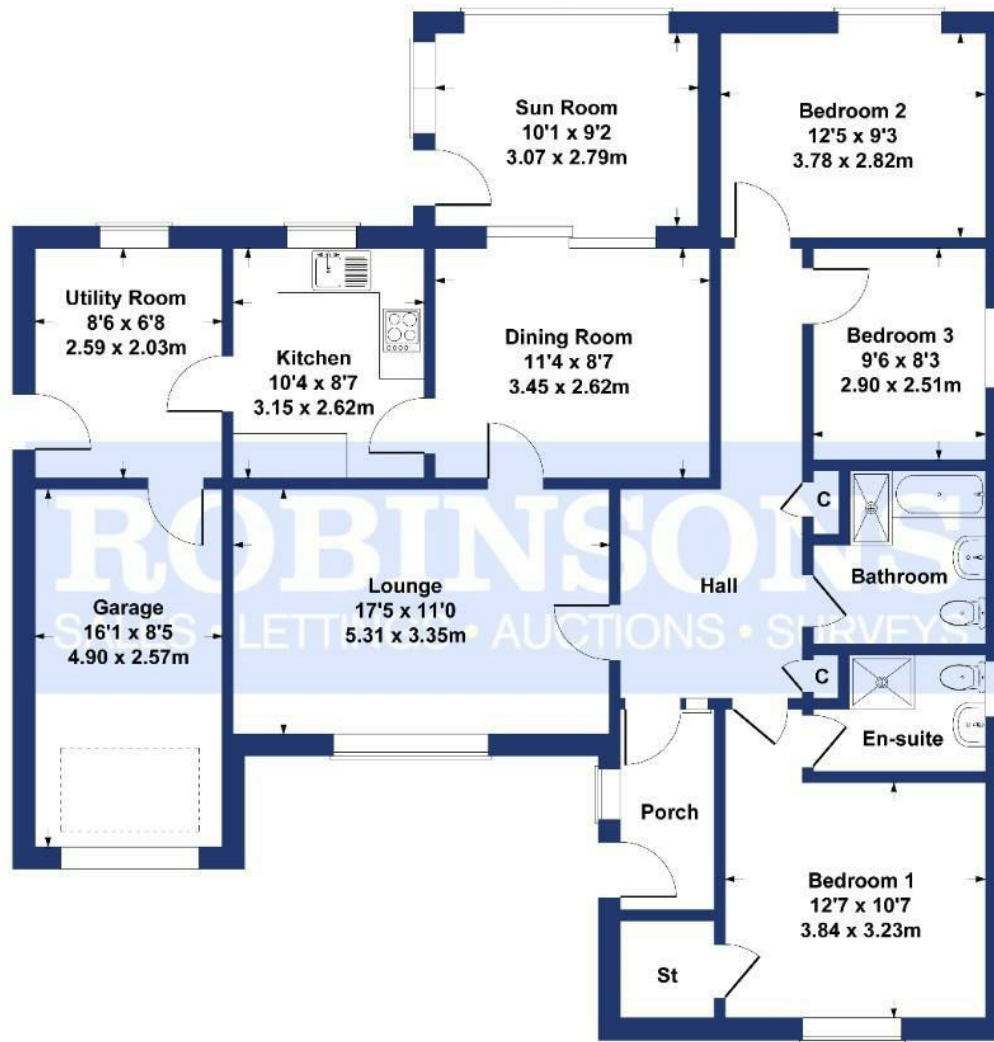






# Heather Lane Crook

Approximate Gross Internal Area  
1425 sq ft - 132 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) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	64	80
	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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