



Hood Street, St. Johns Chapel, DL13 1QL
3 Bed - House - Detached
Starting Bid £250,000

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Hood Street St. Johns Chapel, DL13 1QL

FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE £250,000 PLUS RESERVATION FEE

Nestled in the charming village of St. Johns Chapel, Weardale, this delightful detached house on Hood Street offers a perfect blend of modern comfort and countryside charm. Refurbished in recent years, the property boasts spacious living accommodation throughout, making it an ideal family home or a tranquil retreat for those seeking a peaceful lifestyle.

The house is warmed by oil central heating and has UPVC double glazed windows.

The accommodation features; entrance hallway with staircase to the first floor and cloakroom/WC. Two inviting reception rooms, providing ample space for relaxation and entertaining guests. Kitchen with a range of wall, base and drawer units with integrated hob and oven and space for fridge/freezer. Rear porch which overlooks the rear garden and would be ideal for boot and coat storage.

To the first floor there are three bedrooms, two of those being generous size doubles and the third would be ideal for a children's bedroom or home office. The re-fitted bathroom is fitted with a modern suite and includes a bath with mains waterfall shower over with shower screen. Loft access with pull down ladder and is boarded for storage.

One of the standout features of this property is the off-road parking for at least two vehicles, which adds to the convenience of village living. The front garden is well stocked with attractive planting. The enclosed rear garden which has recently been landscaped has been designed for east maintenance and enjoys pleasant countryside views. Located in the rear garden is the useful utility room which houses the oil boiler and washing machine.













Location

Situated in a desirable village location, residents can relish the serene atmosphere while still being within reach of local amenities. This property is a rare find, combining modern living with the beauty of rural life. St Johns Chapel which is surrounded by fantastic countryside views and walking routes. The village itself has a primary school, village hall, public house, café, grocery store and is on a bus route. Other towns and villages are within close proximity, including Stanhope which has a wider range of shopping amenities.

Agents Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil central heating
EPC Rating: E
Tenure: Freehold
Council Tax Band: C
Annual Price: £2,268
Broadband
Basic
14 Mbps
Superfast
80 Mbps
Mobile Signal: Average

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.

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

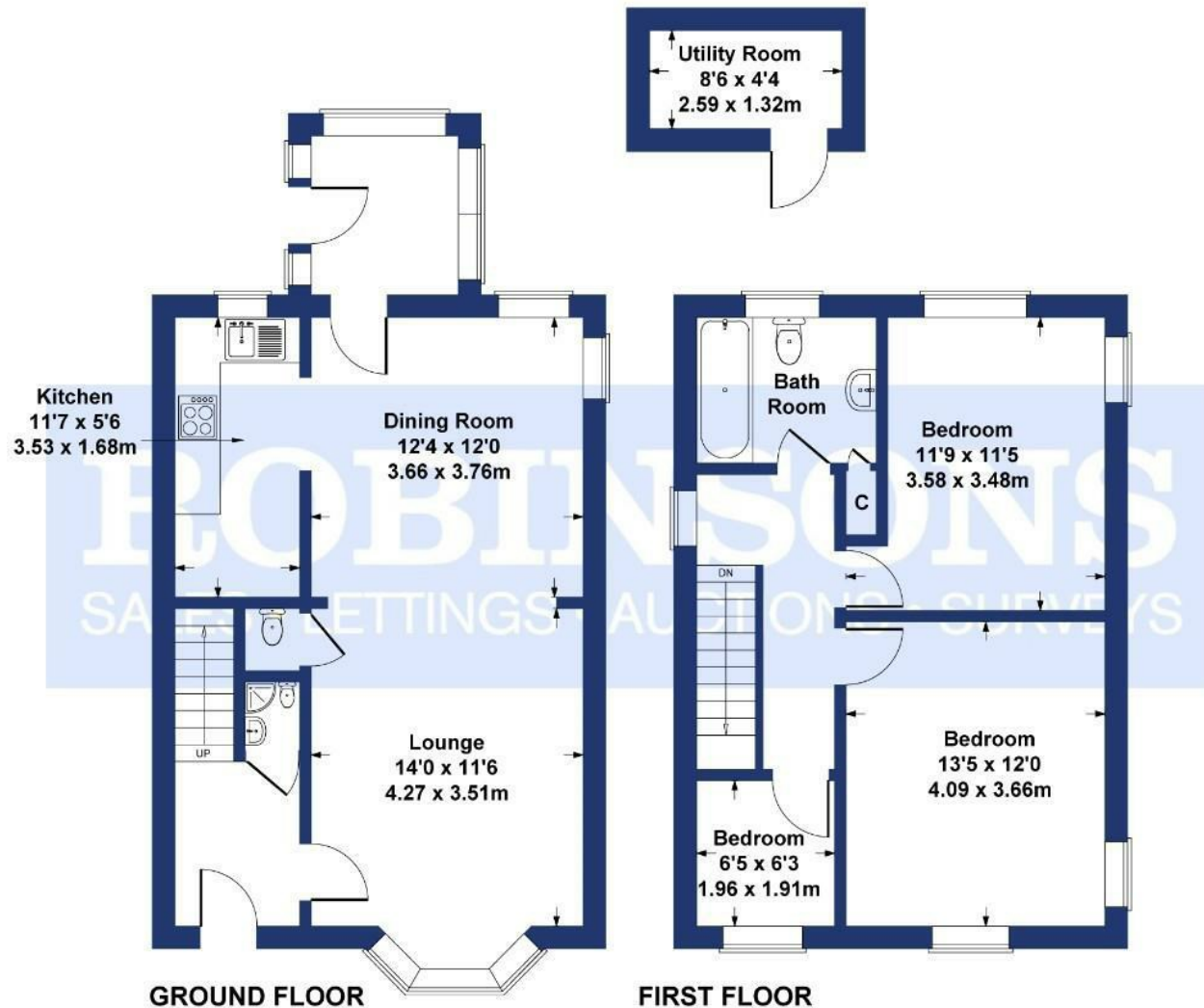
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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.





Hood Street St Johns Chapel

Approximate Gross Internal Area
1064 sq ft - 99 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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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