



Wear View, Hunwick, DL15 0LE
3 Bed - House - End Terrace
Starting Bid £110,000

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Wear View Hunwick, DL15 0LE

For sale by modern auction, starting price £110,000, plus reservation fee.

* NO FORWARD CHAIN *

Nestled in the charming village of Hunwick, Crook, this delightful end-terrace house offers a wonderful opportunity for families seeking a spacious and inviting home. With no forward chain, you can move in with ease and start enjoying all that this property has to offer.

The house features two generous reception rooms, perfect for both entertaining guests and enjoying cosy family evenings. The well-proportioned layout includes three comfortable bedrooms, providing ample space for family members or guests. The bathroom has a four piece suite and the kitchen offers an extensive range of wall, base and drawer units with some integrated appliances.

The internal accommodation comprises; entrance hallway, two reception rooms both having gas fires, one having a back boiler. Kitchen with a range of wall, base and drawer units with integrated hob and oven and fridge/freezer, space for washing machine.

To the first floor there are three bedrooms, all having fitted wardrobes and a family bathroom with four piece suite.

The landing area has built in storage cupboards and a loft hatch with pull down ladder and lighting, the loft is boarded and presents a fantastic opportunity for storage or could even be transformed into a creative area, depending on your needs.

Outside there is a small forecourt garden to the front. At the rear there is a good size yard which has been designed for easy maintenance and has two storage sheds.

Situated in a popular village location, the property boasts lovely countryside views, allowing you to enjoy the beauty of nature right from your home. The surrounding area offers a sense of community and tranquillity, making it an ideal setting for family life. Hunwick village also has a primary school and is on a bus route.













Agent Notes

Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas central heating
 EPC Rating: E
 Tenure: Freehold
 Council Tax Band: A
 Annual Price: £1,701
 Broadband
 Basic
 3 Mbps
 Superfast
 80 Mbps
 Ultrafast 1800 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

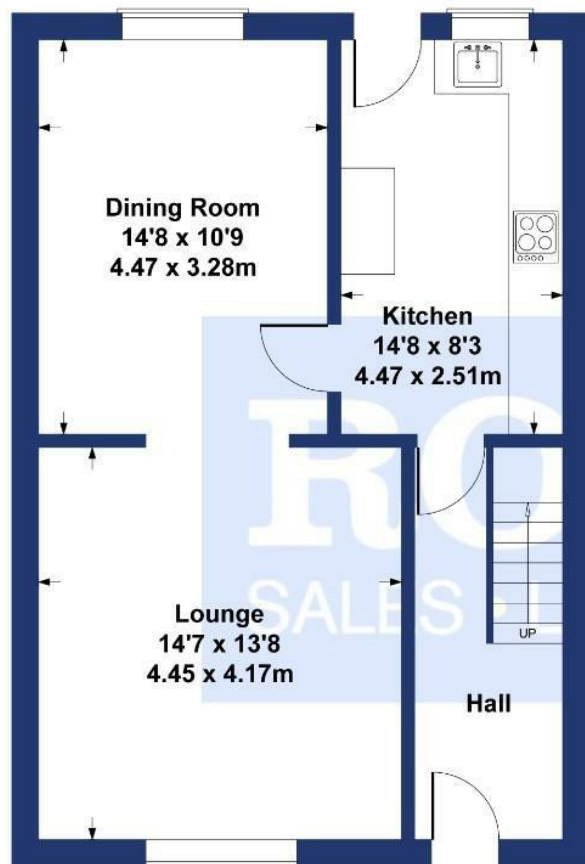
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where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



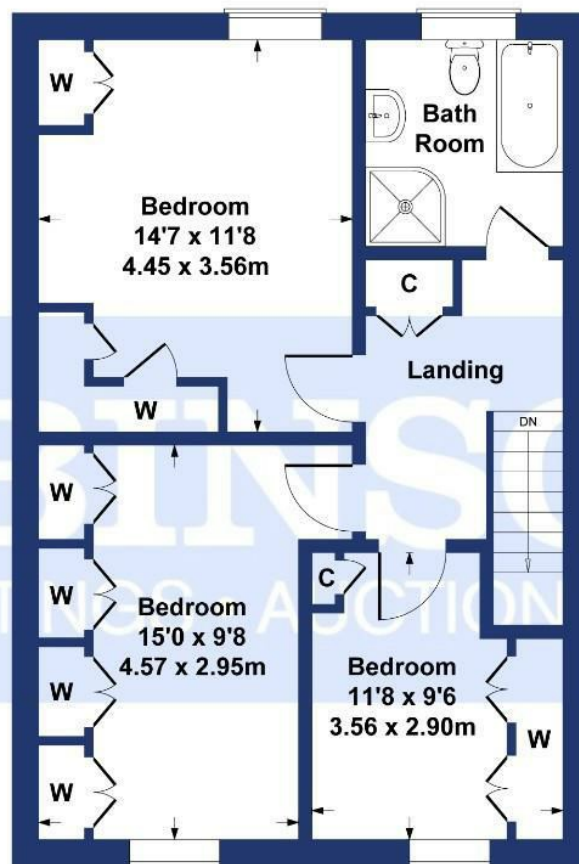


Wear View Hunwick

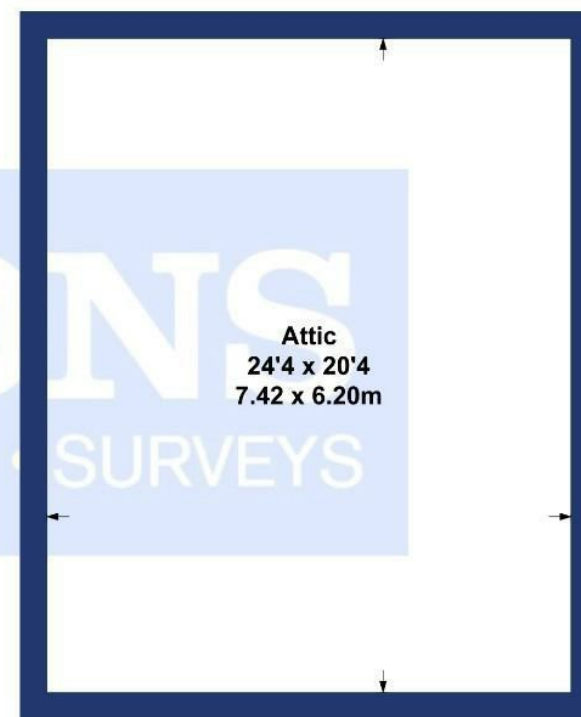
Approximate Gross Internal Area
1635 sq ft - 152 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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	50	
(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.

