



## Mitchell Street

Chester Le Street DH3 1EQ

Guide Price £65,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Mitchell Street

Chester Le Street DH3 1EQ



Being sold via secure sale on-line bidding. Terms and conditions apply. Starting bid £80,000.

Situated in the heart of Birtley town centre on Mitchell Street, this three-bedroom mid-terraced house offers deceptively spacious interior, this property offers a comfortable living space with a lounge, separate dining room, and kitchen. UPVC double glazing and gas central heating via radiators.

Convenience is key with this home, as it is within walking distance to shops, amenities, and excellent road links via the A1M, making commuting easy. Good-sized bedrooms provide ample space and a white family bathroom/wc/shower.

An enclosed rear yard. This property does require some refurbishment depending upon the buyers needs.

Freehold  
EPC rating E  
Council tax band A

## ENTRANCE HALL

## LOUNGE

12'11" x 11'11" (3.94m x 3.63m)

## DINING ROOM

16'6" x 12'1" (5.03m x 3.68m)

## KITCHEN

11'9" x 5'8" (3.58m x 1.73m)

## FIRST FLOOR

## BEDROOM 1

11'10" x 9'1" (3.61m x 2.77m)

## BEDROOM 2

12'1" x 8'11" (3.68m x 2.72m)

## BEDROOM 3

8'4" x 7' (2.54m x 2.13m)

## BATHROOM/WC/SHOWER

## OUTSIDE

## NOTES

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

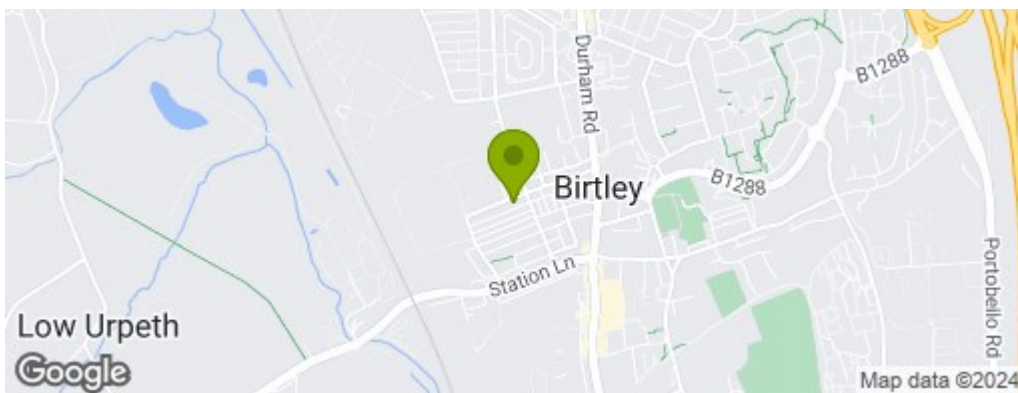
## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)