



Redworth Road

Shildon DL4 2JS

By Auction £50,000





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.



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- Immediate 'exchange of contracts' available Starting bid £50,000
- EPC Grade D
- Ideal Investment Opportunity

- Spacious Three Bedroom
- Good Sized First Floor Bathroom/WC
- Good Commuting Location

- Two Reception Rooms
- Kitchen plus Utility Area
- Sold via 'Secure Sale'

Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid £50,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

THREE BEDROOM mid-terraced house offers GOOD SIZED LIVING ACCOMMODATION throughout and is located in an IDEAL POSITION for the commuter due to the public transport links that are on your door step. Accommodation is laid over two floors and briefly comprises of an entrance hallway, TWO RECEPTION ROOMS - LOUNGE WITH BAY WINDOW and dining room plus KITCHEN/BREAKFAST ROOM and UTILITY. To the first floor there are THREE bedrooms and a FAMILY BATHROOM/WC. Externally there is a small enclosed REAR YARD. This property could provide a rental yield of between 8% and 9%.

Ground Floor

Entrance Hall

Entered via a UPVC entrance door which leads in to the hallway. Stairs rise to the first floor living accommodation and central heating radiator.

Lounge

12'11 x 11'10 (3.94m x 3.61m)

This room is located to the front of the property and natural light is provided by a UPVC double glazed bay window. Having a television point and a central heating radiator.

Dining Room

13'8 x 13'1 (4.17m x 3.99m)

Located to the rear of the property this spacious room features an electric fire and surround and access to the kitchen. Having a central heating radiator and under stair storage.

Kitchen

9'2 x 15'1 (2.79m x 4.60m)

The kitchen has a range of wall and base units with a contrasting work surface over, integrated stainless steel oven and gas hob and extractor hood over, stainless steel sink and drainer with UPVC window above. There is also a breakfast bar providing seating, access to the rear yard and utility.

Utility Area

Having space and plumbing for additional free standing appliances along with washing machine, obscured UPVC window and door leading to rear.

First Floor

Landing

Having access to the first floor living accommodation, family bathroom and two linen storage cupboards.

Bedroom One

13'5 x 10'8 (4.09m x 3.25m)

This room is located to the rear elevation and natural light is provided by a UPVC double glazed window.

Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

Another good sized bedroom which is located to the front elevation and having a central heating radiator and a upvc double glazed window.

Bedroom Three

8'6 x 5'9 (2.59m x 1.75m)

Located to the front elevation and having a central heating radiator and upvc double glazed window.

Bathroom/Wc

10'8 x 7'11 (3.25m x 2.41m)

Fitted with a white suite comprising of a wc, wash hand basin inset to a vanity unit and a panelled bath with an over head shower and glass screen. With part tiled walls, central heating radiator and a obscured UPVC window.

External

To the front of the property there is a small gated forecourt whilst to the rear there is a yard with access to the back street.

Auctioneers 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.

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.

Energy Performance Certificate

To view the energy performance certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8216-7428-4110-7607-6902?print=true>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest download speed - 1000mbps. Highest upload speed - 220mbps.

Mobile Signal/coverage: Coverage likely with EE, O2, Vodaphone and Three.

Council Tax: Durham County Council. Band: A Annual price: £1,757.90 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

This property has been vacant for a number of years, additional council tax charges may be payable upon completion.

Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. 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. Venture Properties (Crock) Limited cannot accept liability for any information provided.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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GROUND FLOOR



Property Information

Council Tax Band A - Durham County Council
 Tenure - Freehold

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com