



**Front Street**

Westgate DL13 1JL

**By Auction £90,000**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Front Street

## Westgate DL13 1JL



- Three Bedroom Property
- EPC Grade F
- Traditional Staircase

- Former Library Building
- Oil Central Heating
- Chain Free

- FOR SALE VIA ONLINE AUCTION (T & CS APPLY) Starting Bid £90000
- Two Reception Rooms
- Traditional Cellar

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

Double fronted family residence which was reputedly formerly the oldest subscription library in Britain. FOR SALE VIA AUCTION the property is sold as seen and we fully recommend an internal viewing. Brief details comprise of: entrance hallway having steps leading down to the cellar, lounge and a separate dining room to front and kitchen to the rear. To the first floor a lovely staircase connects three bedrooms and a family bathroom. Externally the property has a small outside area and oil tank

### Cellar

9'0" x 8'0" (2.92m x 2.44m)

With power, ideally could be utilised as a playroom, workshop.

### GROUND FLOOR

#### Entrance Hallway

Accessed via wooden entrance door which leads into a spacious hallway, stairs rise to the first floor, doors radiate off providing access to the ground floor accommodation. Central heating radiator and feature wall panelling to half height.

#### Lounge

14'1" x 13'9" (4.301 x 4.198)

Located to the front elevation of the property having wooden window, central heating radiator and decorative open fire with tiled inset and stone hearth.

#### Dining Room

14'6" x 13'9" (4.421 x 4.193)

Also located to the front elevation of the property having wooden window with wooden shutters, central heating radiator and decorative open fire with tiled inset and stone hearth.

#### Kitchen

12'0" x 11'7" (3.666 x 3.546)

Having some base unites with laminated work surfaces overs sink unit and space for appliances as required. Wooden stable door leads to the rear. Central heating radiator, open inglenook and wooden window.

### FIRST FLOOR

#### Landing

Stairs rise from the entrance hall, and provide access to a spacious landing area with loft access and a central heating radiator.

#### Bedroom One

14'4" x 12'3" (4.390 x 3.749)

Having wooden window with shutters and central heating radiator.

#### Bedroom Two

15'3" x 12'5" (4.650 x 3.807)

Having wooden window and window shutters with central heating radiator.

#### Bedroom Three

12'2" x 8'4" (3.710 x 2.554)

Having wooden window and central heating radiator.

#### Bathroom

A spacious bathroom comprising of a four piece suite including bath, shower cubicle, WC and wash hand basin. Wooden window, central heating radiator, loft access and wall panelling to half height.

#### Externally

Externally the property has a small outside area and oil tank.

#### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2193-0722-8170-3923>

#### Auctioneers Comments

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.

#### Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Oil central heating

Broadband: Superfast broadband is available (Highest available download speed 80 Mbps, Highest available upload speed 20 Mbps)

Mobile Signal/coverage: Limited, we would recommend you speak with your service provider regarding the signal coverage.

Council Tax: Durham County Council, Band: C. Annual price: £2088.88 (Maximum 2024)

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

Energy Performance Certificate Grade F

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: very low risk of surface water flooding, very low risk of flooding from rivers and the sea

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 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.  
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### Property Information