



Elcoat Terrace

Crook DL15 0UN

By Auction £60,000





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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Elcoat Terrace

Crook DL15 0UN



- FOR SALE VIA ONLINE AUCTION STARTING BID £60,000 (TERMS AND CONDITIONS APPLY)
- EPC Grade D
- Gas Central Heating

- Two Reception Rooms
- Three Bedrooms
- UPVC Double Glazed

- Ground Floor Shower Room
- Enclosed Rear Yard
- Close to Local Amenities

FOR SALE VIA ONLINE AUCTION, STARTING BID £60,000 (TERMS AND CONDITIONS APPLY)

A lovely opportunity to purchase a spacious property which has been loved as a family home for many years. The property comprises of entrance, LOUNGE, DINING ROOM, kitchen and ground floor shower room, whilst to the first floor there are THREE BEDROOMS. Externally the property benefits from an enclosed rear yard and over the lane to the rear is a garage which is owned by the property however the land that it is situated on is owned by a thirds party and a minimal annual charge is payable.

Ground Floor

Entrance

accessed via a UPVC entrance door. Stairs rise to the first floor.

Lounge

147' x 121' (4,463 x 3,691)

Located to the front elevation of the property having UPVC bay window, central heating radiator, electric fire with neutral surround, double opening doors into the dining room.

Dining Room

9'11" x 15'5" (3,045 x 4,722)

Located to the rear elevation of the property having UPVC window, central heating radiator, electric fire with neutral surround granite hearth and inset with access to a useful under stair storage cupboard.

Kitchen

74" x 10'5" (2,236 x 3,192)

Fitted with wooden base and wall units with laminate work surfaces over and tiled splash backs, one and half bowl sink unit with UPVC window above. Integrated electric oven and hob with space and plumbing for free standing appliances. the gas central heating boiler can also be found here.

Rear Porch

Having UPVC door leading to the rear of the property and access to a overhead storage cupboard.

Wet Room Shower Room

Fitted with a walk in wet room style shower with glass screen, WC, wash hand basin, obscured UPVC window and central heating radiator.

First Floor

Landing

Stairs rise from the entrance of the property and provide access to the first floor accommodation and the loft hatch. The loft hatch has been sealed shut.

Bedroom One

121" x 10'4" (3,704 x 3,170)

Located to the front elevation of the property having three sets of double fitted wardrobes, central heating radiator and UPVC window.

Bedroom Two

8'9" x 10'4" (2,674 x 3,173)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Three

61" x 7'0" (1,863 x 2,134)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Exterior

To the rear of the property is an enclosed yard.

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/2120-7750-6170-9095-2191>

EPC Grade D

Agents Note

Please note that there is a garage to the rear of the property which is owned by the current vendors however the land it is situated on is not owned, there is a verbal agreement in place with the land owner and a minimal charge of approximately £80.00 per year for use of this plot and the garden area to the rear. There is no written agreement in this regard. The land owner has agreed with the current vendors that the buyer of the property will be given first refusal. Unfortunately we do not have any further information in this regard and we do advise you speak to your legal representative in this regard.

Agents note

We understand this property is unregistered, therefore at the point of purchase first registration will be required. For further information please contact your legal representative or solicitors for clarification.

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.

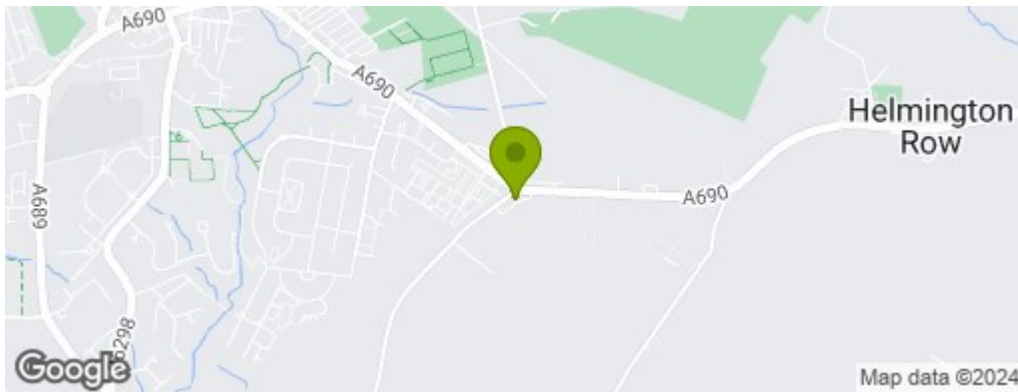
Auctioneers Additional Comments

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.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Letmapr ©2024



Property Information

Durham County Council - Council Tax Band A
Tenure - Unregistered

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