



Elm Close

Sunnybrow DL15 0XH

By Auction £150,000

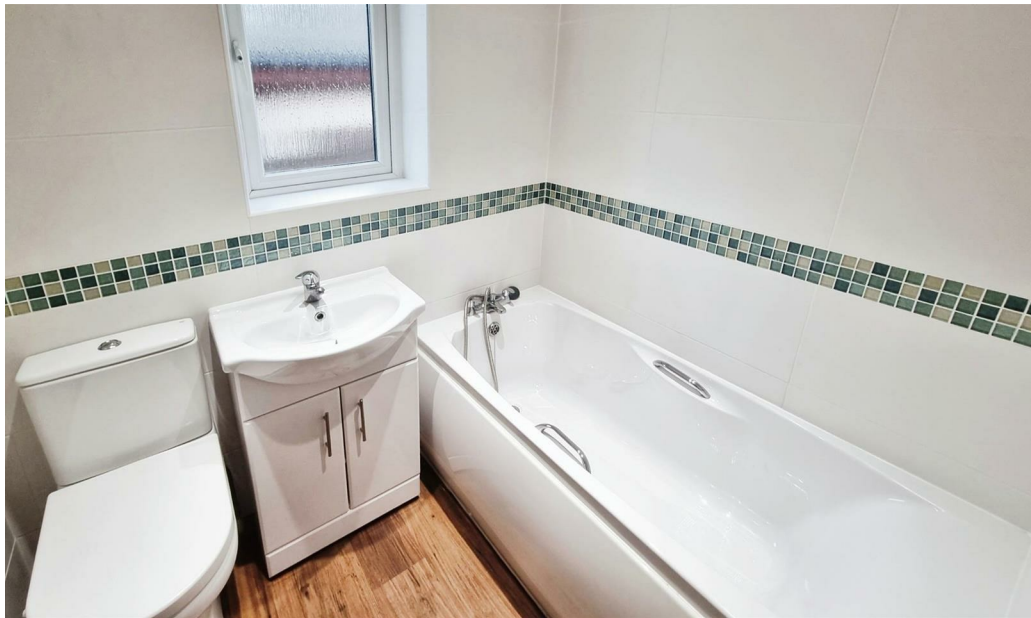






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# Elm Close

## Sunnybrow DL15 0XH



- Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid £150,000
- Epc Grade C
- Garden Room At The Rear

- Two Bedroom Detached Bungalow
- Walk In Wet Room
- Garage & Gardens

- Rear Extension Built in 2020
- En Suite Shower Room
- Driveway To Front

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000. 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.

Extended to the rear in 2020 creating a good sized sun room with walk in wet room this TWO BEDROOM DETACHED BUNGALOW offers a good sized home within a popular Cul De Sac. The property has Solar Panels to the roof which generate electricity and a Air Source Heat Pump which is located at the rear of the garage. Briefly the accommodation comprises of: Entrance Hallway, Lounge, Kitchen/Diner and a Garden Room complete with walk in Wet Shower Room. There are a two further double bedrooms, one having en suite and a separate bathroom. Externally to the rear is an enclosed garden leading to round to the side and a patio area. There is a single garage with remote roller door. To the front is a gravelled area providing off road parking.

### Ground Floor

#### Entrance Hallway

Via composite front door, laminate wood flooring, central heating radiator.

#### Lounge

15'9" x 13'7" (4.825 x 4.147)

Having central heating radiator and double doors leading to kitchen and sliding doors also leading to garden room.

#### Kitchen Diner

22'4" x 7'9" (6.814 x 2.375)

Fitted with a good range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric double oven and separate induction hob, concealed washing machine, integrated dishwasher and pull out pantry unit, spot lighting to ceiling, space for fridge freezer, laminate wood flooring and rear entrance door.

#### Garden Room

14'0" x 12'1" (4.285 x 3.696)

To the rear of property having central heating radiator, laminate flooring, and double patio doors leading to garden.

#### Wet Room/WC

A walk in wet room complete with mains shower, wc, wash hand basin and chrome heated towel rail.

#### Bedroom One

16'1" x 12'2" (4.908 x 3.711)

With central heating radiator, storage cupboard and uPVC double glazed window to front.

#### Ensuite/WC

Fitted with a double walk in shower unit with mains shower over, wc and wash hand basin set to vanity units and chrome heated towel rail.

#### Bedroom Two

12'2" x 8'8" (3.711 x 2.660)

With central heating radiator and uPVC double glazed window to front.

#### Bathroom/WC

Fitted with a white suite comprising of panelled bath, wc, wash hand basin and chrome heated towel rail.

#### Externally

Externally to the rear is an enclosed garden leading to round to the side and a patio area. There is a single garage with remote roller door.

To the front is a gravelled area providing off road parking.

#### Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2120-2851-6120-2000-3145>

Epc Grade C

#### Agents Note

The property has solar panels to the roof which contribute to the electricity for the property.

#### Auctioneers Additional Comments

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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

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available (Highest available download speed 48 Mbps, Highest available upload speed 8 Mbps)

Mobile Signal/coverage: Likely with EE, Three, O2 and Vodafone

Council Tax: Durham County Council, Band: C, Annual price: £2,119.39 (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 C

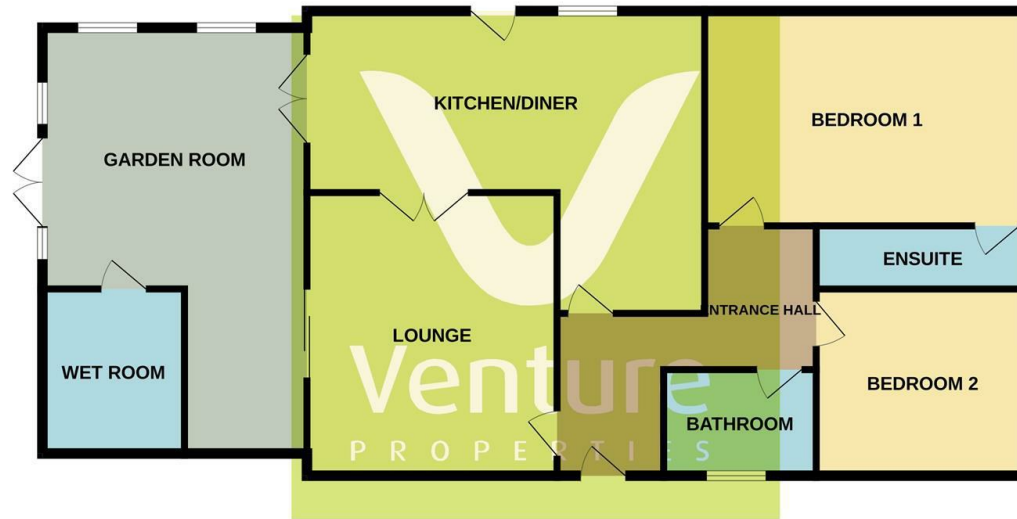
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea  
Accessibility/adaptations: This property has been adapted to allow for wheelchair users, the doors are widened to allow access to the rooms and an extra large door to the wet room also allows for good wheelchair access.

Disclaimer

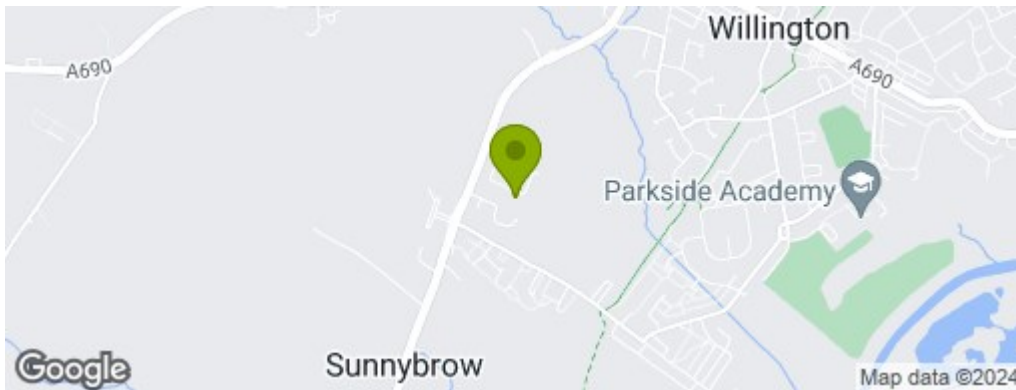
The preceding details have been sourced from the seller, OntheMarket.com and other third parties.

GROUND FLOOR  
1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 sq.m.) approx.

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

Tenure - Freehold  
Council Tax Band C - Durham County Council

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