



Wesley Street

Crook DL15 9HH

By Auction £80,000





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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Wesley Street

Crook DL15 9HH



- For Sale Via Online Auction Starting Bid £80,000
- EPC Grade's D & C
- Bathrooms

- Two Residential Flats
- Two Two Bedroom Dwellings
- Communal Outside Area

- Town Centre Location
- Lounge and Kitchens
- Must See

For sale via online auction, starting bid £80,000 (terms and conditions apply)

An ideal investment opportunity two x two bedroom apartments - Ground Floor and First Floor, located in the town centre of Crook having a range of amenities.

The ground floor apartment in brief comprises of entrance, lounge, inner hallway, kitchen, two bedrooms and bathroom. The first floor apartment comprises of entrance, landing, lounge, kitchen, two bedrooms and bathroom.

Both are GAS central heated and share a communal outside area to the side and rear.

Ground Floor Flat

Entrance

Accessed via a UPVC entrance door into a small porch vestibule with two windows.

Lounge

15'4" x 13'1" (4.677 x 3.995)

Located to the front elevation of the property having decorative fireplace and surround and central heating radiator.

Inner Hallway

Doors radiate to the remainder of the living accommodation, access to a useful storage cupboard and central heating radiator.

Kitchen

13'1" x 13'0" (3.998 x 3.964)

Fitted with base and some wall units, laminate work surfaces over and stainless steel sink unit with ample space and plumbing for free standing appliances and dining table if required. UPVC window and the gas central heating boiler can be found here.

Bedroom One

11'9" x 14'11" (3.588 x 4.550)

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

Bedroom Two

12'9" x 11'2" (3.904 x 3.417)

Having UPVC window, central heating radiator and UPVC door to the side of the property.

Bathroom

Fitted with bath, WC, wash hand basin, partially tiled, obscured UPVC window and extraction fan.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8309-6457-5629-1926-0483>

EPC Grade D

First Floor Flat

Entrance Hall

Accessed via a UPVC entrance door, stairs rise to the first floor flat.

Landing

Doors radiate off to the living accommodation.

Lounge

18'7" x 14'0" (5.680 x 4.290)

Located to the front elevation of the property having three UPVC windows, decorative fire and surround and two central heating radiators.

Kitchen

12'8" x 12'3" (3.862 x 3.737)

Fitted with base units and laminate work surfaces over, sink, UPVC window, tiled splash backs and central heating radiator. There is ample space and plumbing for free standing appliances as required and dining table.

Bedroom One

15'5" x 13'1" (4.719 x 4.013)

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

Bedroom Two

13'4" x 13'3" (4.073 x 4.042)

Located to the rear elevation of the property having UPVC window, central heating radiator and access to a useful storage cupboard housing the gas central heating boiler.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, central heating radiator, wall panelling and UPVC window.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0562-2855-6444-9228-0825>

EPC Grade C

Exterior

Both properties share a communal garden and yard area to the side and rear of the property.

Agents Note

The property itself is Freehold with a Leasehold on the first floor flat of 999 years from 6th April 1984

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast is available Highest available download speed - 1000 Mbps Highest available upload speed - 220 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking to your provider regarding coverage

Council Tax: Durham County Council, Band: A Annual price: £1,547.03 (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's D & 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

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 (Crook) Limited cannot accept liability for any information provided.

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.

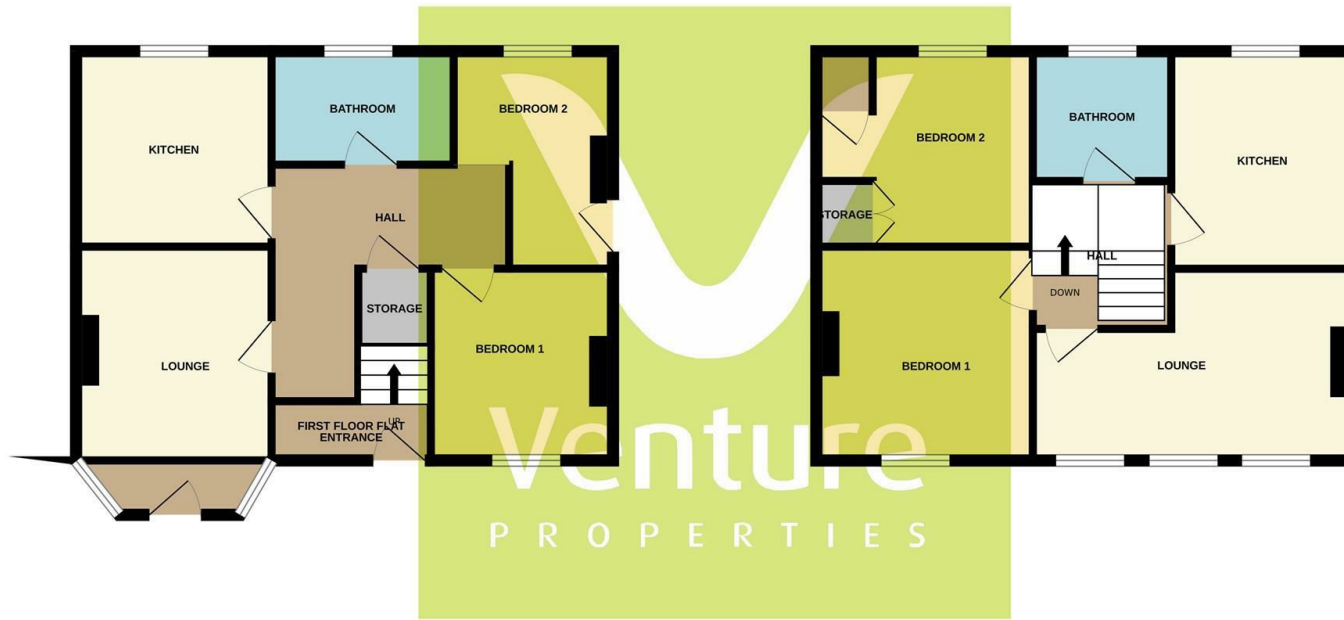
The property is being sold via a transparent online auction.

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.

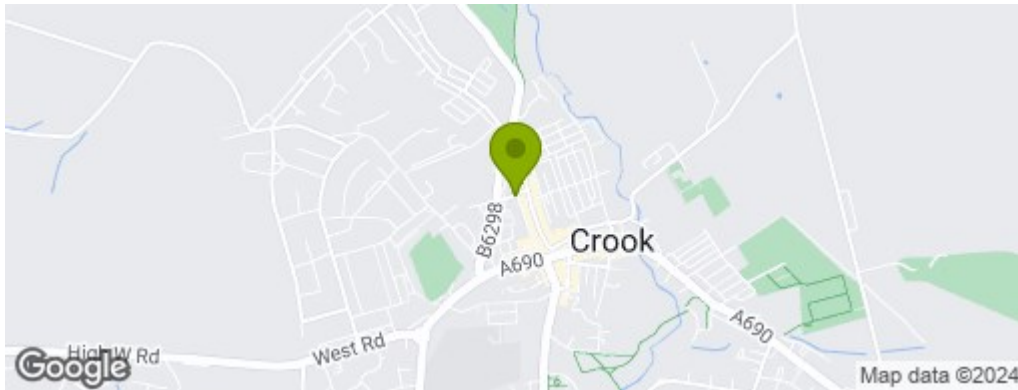
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

GROUND FLOOR

1ST FLOOR



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

Durham County Council - Council Tax Band A
Tenure - Freehold

01388 741174

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