



Broadwood View

Frosterley DL13 2RT

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



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Broadwood View

Frosterley DL13 2RT



- For Sale Via Online Auction Starting Bid £50,000 Terms and Conditions Apply
- EPC Grade F
- Full Refurbishment Required

- Three Bedrooms
- Picturesque Setting
- Ideal Family Home Once Completed

- South Facing
- Tranquil Location
- MUST SEE

For Sale Via Online Auction Starting Bid £50,000 Terms and Conditions Apply

Welcome to Broadwood View in the charming village of Frosterley, Bishop Auckland. This terraced house is a diamond in the rough, awaiting a full refurbishment to unlock its true potential.

Nestled in a quiet and tranquil location, this property boasts stunning south-facing views of the countryside and open green spaces. Situated in a peaceful cul-de-sac, privacy and serenity are guaranteed.

Once refurbished, this house has the makings of an ideal family home. Imagine the possibilities of creating a cosy haven for your loved ones in this picturesque setting.

Don't miss out on the opportunity to transform this property into your dream home in this idyllic British countryside location.

Ground Floor

Entrance

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

Lounge

14'1" x 13'3" (4.300 x 4.053)

Located to the front elevation of the property having UPVC bay window, open fire and a door into the kitchen.

Kitchen

13'11" x 8'5" (4.263 x 2.585)

Having sink unit with window above, open fire and access to a useful pantry cupboard.

Rear Porch

This has not been used in a number of years.

First Floor

Landing

Stairs rise from the entrance and provide access to the loft and first floor accommodation.

Bedroom One

11'3" x 10'6" (3.443 x 3.225)

Located to the front elevation of the property having UPVC window and far reaching views over the rooftops, green and countryside beyond.

Bedroom Two

11'0" x 10'9" (3.357 x 3.290)

Located to the rear elevation of the property having UPVC window.

Bedroom Three

6'5" x 8'7" (1.959 x 2.629)

Located to the front elevation of the property having UPVC window.

Bathroom

Fitted with bath, WC, wash hand basin and obscured UPVC window.

Exterior

To the front of the property is an enclosed forecourt garden area, a tranquil space to be enjoyed all day having a south facing aspect. Views over the picturesque green. To the rear is an enclosed yard.

Agents Note

The yard to the rear of the property is enclosed, however there is a pedestrian right of access for this property over the neighbouring property.

Agents Note

Please note the heating is still solid fuel, the two open fires have not been in use recently and would be any purchasers responsibility to have these checked prior to use.

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.

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/3134-7926-5300-0957-8296>

EPC Grade F

Other General Information

Tenure: Unregistered

Gas and Electricity: Solid Fuel

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely with EE

Council Tax: Durham County Council, Band: B, Annual price: £1,827.77 (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

Conservation Area & Designated date: Frosterley, Designated in 1993

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.

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

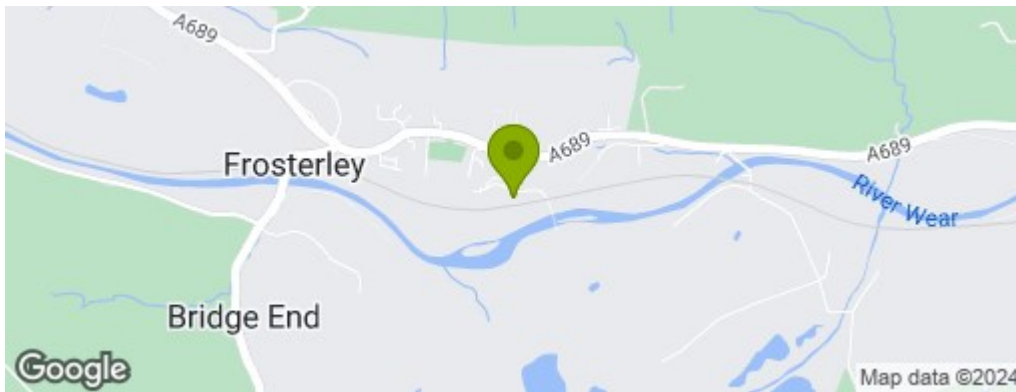
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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.

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 B
Tenure - Unregistered

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