



Station Street

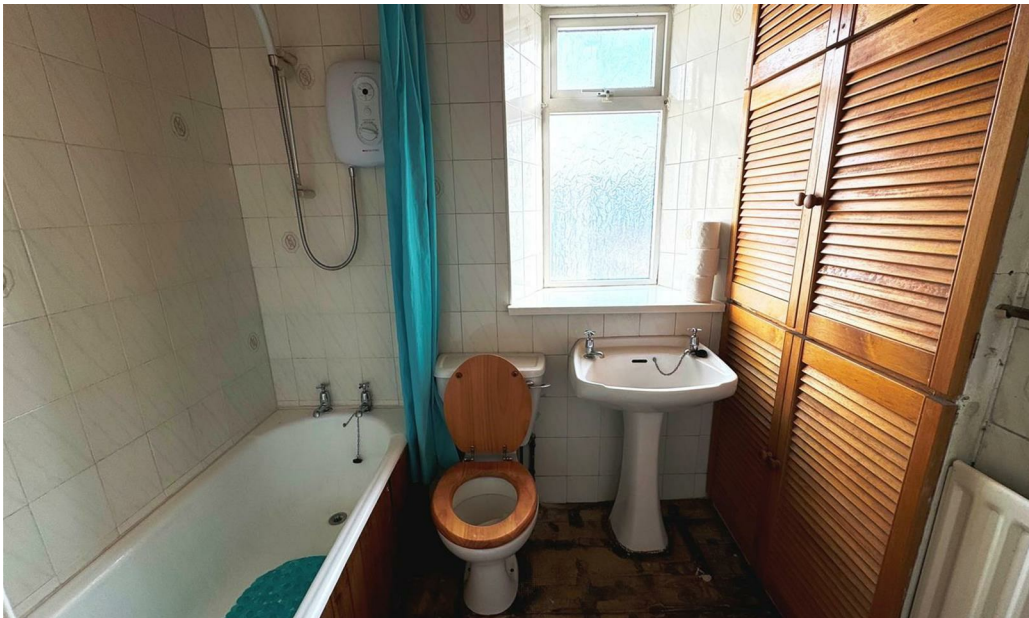
Tow Law DL13 4DT

Guide Price £30,000





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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Station Street

Tow Law DL13 4DT



- In Need Of Renovation
- EPC Grade F
- Enclosed Yard To Rear

- Excellent Investment Opportunity
- Majority UPVC Double Glazed
- Not Overlooked To Front

- Chain Free
- Gas Central Heating
- Stone Fronted Property

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £30,000

Nestled in the charming Station Street of Tow Law, this delightful house awaits its new owner to unlock its full potential. In need of some tender loving care, this property offers an excellent opportunity for renovation enthusiasts to create their dream home.

Boasting some double glazing and gas central heating, this house provides a solid foundation for a cosy and comfortable living space. The good-sized yard at the rear of the property offers a perfect outdoor retreat for relaxing or entertaining guests.

With a bit of vision and effort, this house could be transformed into a beautiful and welcoming abode. Don't miss out on the chance to make this house your own and create a truly special place to call home in the heart of Tow Law.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door

Entrance Hallway

Staircase to the first floor, central heating radiator and wall light points

Lounge

13'09 x 10'04 (4.19m x 3.15m)

With timber fire surround and tiled inset, electric fire, double central heating radiator, coving to ceiling and dado rail

Dining Room

12'10 x 7'06 (3.91m x 2.29m)

UPVC double glazed window to the rear elevation, central heating radiator, dado rail, wall mounted gas fire with back boiler for central heating and domestic hot water, coving to ceiling, fitted alcove cupboard, timber door to understairs storage cupboard

Kitchen

18'04 x 4'09 (5.59m x 1.45m)

With base units, laminated working surfaces over, inset sink unit and drainer, two UPVC double glazed windows, tiled splash backs, electric cooker point, central heating radiator, tongue and groove panelled ceiling and UPVC double glazed rear entrance door

First Floor

Landing

Wall light points

Bedroom One

14'04 x 13'08 (4.37m x 4.17m)

UPVC double glazed window, central heating radiator, coving to ceiling and overstairs storage cupboard

Bedroom Two

7'06 x 6'01 (2.29m x 1.85m)

UPVC double glazed window and central heating radiator

Bathroom/wc

With cast bath, electric shower over, tiled splash backs, wc, pedestal wash hand basin, central heating radiator, opaque UPVC double glazed window, tongue and groove panelled ceiling and storage cupboard

Exterior

Immediately to the rear of the property there is a good sized enclosed yard and timber storage shed

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4734-8321-4400-0426-2222>

EPC Grade F

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Severage and water: Mains

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

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

Council Tax: Durham County Council, Band: A. Annual price: £1,605.44 (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 and 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

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.

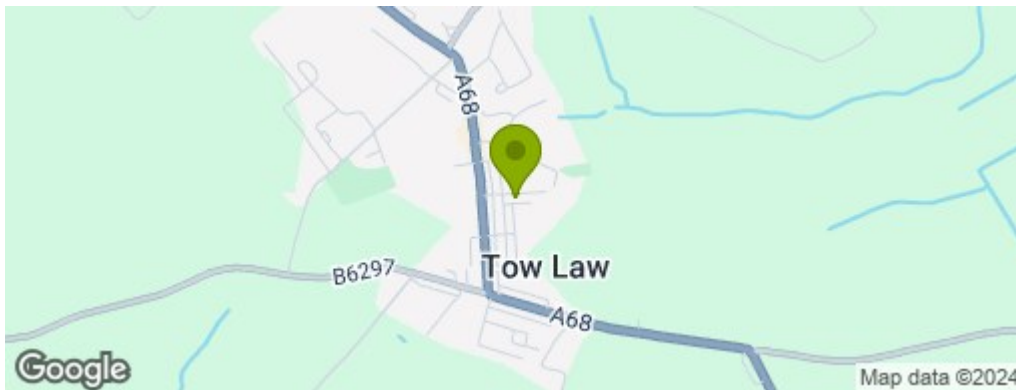
Auctioneers Additional Comments

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Metaplan 02/24



Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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