



Chapel Street

West Auckland DL14 9HP

By Auction £25,000





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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- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £25,000
- EPC Grade E
- Kitchen/Dining Room

- Two Bedroom End Terrace
- Gas Central Heating
- Ideal Investment Opportunity

- UPVC Double Glazed
- Large Lounge
- Chain Free

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This delightful house presents a fantastic investment opportunity for those looking to make their mark in the property market, whether buying your own home or investing in your first rental. Spanning an impressive 1,216 square feet, the home boasts a deceptively spacious layout that is sure to impress.

The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms, there is ample space for a small family or for those seeking a comfortable retreat.

Although the house is in need of some renovation works, this presents a unique chance for buyers to customise the space to their liking, transforming it into a dream home.

Ground Floor

Lounge

19'05 x 14'04 (5.92m x 4.37m)

UPVC double glazed window, two double central heating radiator and laminated floor

Kitchen/Dining Room

15'09 x 13'01 (4.80m x 3.99m)

Access from a UPVC double glazed entrance door, located on the side elevation. With a range of laminated wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, two UPVC double glazed windows, integral appliances including electric oven, electric hob and extractor hood over, wall mounted gas boiler, double central heating

radiator, laminated floor, spot lighting and UPVC double glazed rear door.

Inner Hallway

Laminated floor, central heating radiator and staircase to the first floor

Bathroom/wc

With a white suite including panelled bath, wc, pedestal wash hand basin, opaque UPVC double glazed window, separate shower cubicle being tiled with mains shower, double central heating radiator

First Floor

Landing

Loft access and UPVC double glazed window

Bedroom One

11'07 x 11 (3.53m x 3.35m)

UPVC double glazed window and double central heating radiator

Bedroom Two

14'03 x 7'04 (4.34m x 2.24m)

UPVC double glazed windows and central heating radiator

Exterior

Immediately to the rear of the property there is an enclosed yard

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9658-3933-7272-4596-0980>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

Mobile Signal/coverage: Likely with EE and Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,924.67 (Maximum 2024)

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.

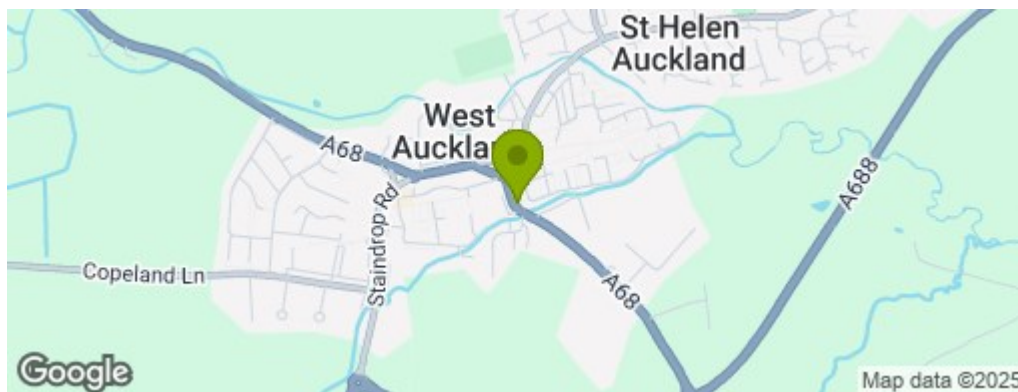
Flood Risk: High risk of surface water flooding. Low risk of flooding from rivers and the sea.

Disclaimer

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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

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