



Station Road

Witton Le Wear DL14 0AN

By Auction £115,000





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.



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.

Station Road

Witton Le Wear DL14 0AN



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000
- EPC Grade F
- Village Location With Views

- Three Bedroom Property
- Chain Free
- First Floor Bathroom

- Over looking Witton Historic Castle
- Spacious Room Sizes
- Yard Area Front & Side

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

A good-sized three bedroom property located over looking the historic Witton Castle and grounds. The home offers a good sized layout comprising of: entrance hallway, Kitchen, utility room and lounge with sun room. There is a cellar.

To the first floor are three bedrooms and a family bathroom. Externally is a enclosed paved yard area to both front and side. The home does require some updating, however would make a fantastic project for a ready buyer.

GROUND FLOOR

Entrance

Via uPVC front door, storage cupboard and stairs to first floor.

Utility Room

Having stainless steel sink unit and plumbing for washing machine.

Lounge

14'2" x 13'11" (4.319 x 4.247)

Having feature fireplace, two electric storage heaters and two uPVC double glazed windows.

Front Porch/ Garden Room

Having uPVC double glazed windows and patio door.

Kitchen

11'4" x 13'2" (3.476 x 4.027)

Fitted with a range of wall and base units with contrasting work surfaces over, circular sink unit and drainer, integrated eye level electric oven, space for fridge freezer and plumbing for washing machine, electric storage heater and uPVC double glazed windows.

Cellar

Steps lead down to the cellar, there is power in the cellar.

FIRST FLOOR

Landing

Having electric storage heater.

Bedroom One

11'0" x 13'0" (3.369 x 3.978)

With electric storage heater and two uPVC double glazed windows.

Bedroom Two

With electric storage heater and uPVC double glazed window.

Bedroom Three

11'3" x 6'9" (3.447 x 2.059)

Having electric storage heater and uPVC double glazed window.

Bathroom/WC

Fitted with a panelled bath, WC, wash hand basin and electric storage heater.

Externally

Externally is a enclosed paved tard area to both front and side.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0495-3049-9205-9815-9200>

EPC Grade F

Other General Information

Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 72 Mbps. Highest available upload speed 17 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,463.70 (Maximum 2025)

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: Witton Le Wear Designated 1972

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 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.

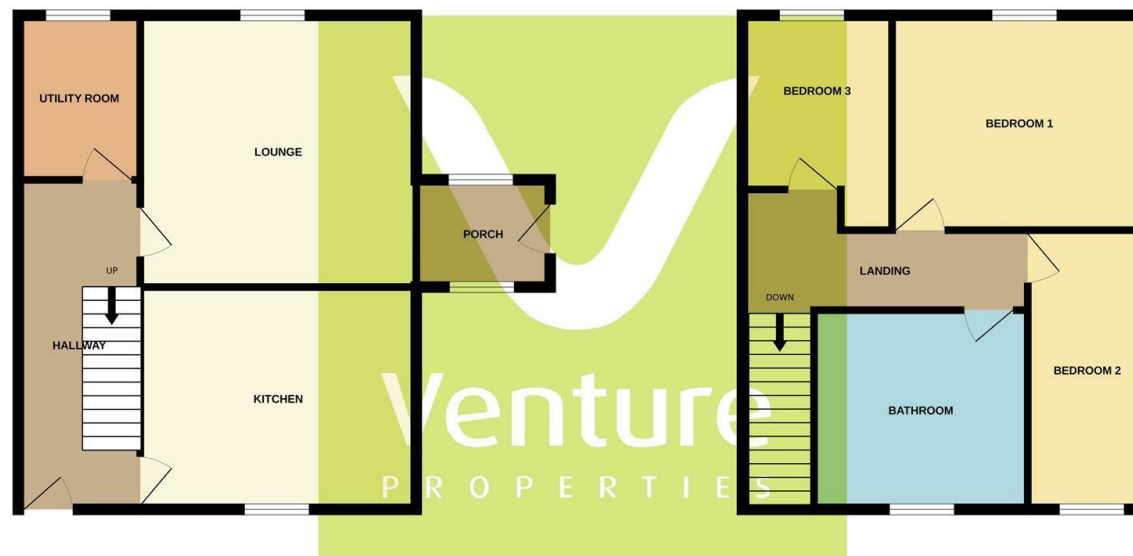
Auctioneers Additional Comments

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.

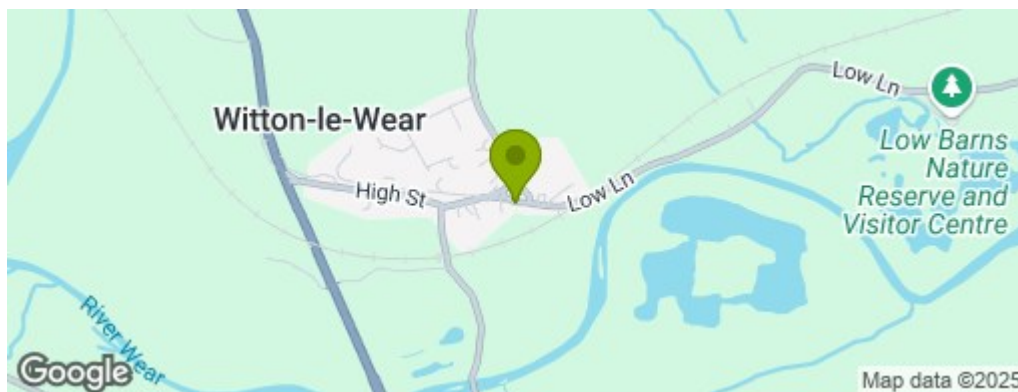
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.
Made with Metropix ©2025



Property Information

01388 741174

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