



John Street North

Meadowfield DH7 8RS

By Auction £85,000





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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John Street North

Meadowfield DH7 8RS



- For Sale Via Online Auction SB £85,000 Terms and Conditions Apply
- CHAIN FREE
- First Floor Bathroom

For sale via online auction starting bid £85,000 terms and conditions apply.

This property is sold chain free and is an ideal project for someone and could be turned into a lovely family home located in the popular street of John Street North, Meadowfield.

Having three bedrooms, first floor bathroom, lounge & kitchen/diner, rear yard and garage - offering spacious accommodation.

Don't delay and call us today to arrange your viewing.

GROUND FLOOR

Hallway

Via uPVC door, central heating radiator and stairs to first floor.

Lounge

14'9" x 14'7" (4.516 x 4.450)

With central heating radiator and uPVC double glazed window to front.

Kitchen

17'8" x 14'9" (5.396 x 4.506)

Fitted with a range of wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine, integrated electric oven and gas hob with extraction chimney over, wall mounted gas boiler, central heating radiator, under stairs storage cupboard and uPVC double glazed window to rear.

FIRST FLOOR

Landing

Having open staircase, laminate flooring and loft hatch.

Bedroom One

14'9" x 8'8" (4.507 x 2.644)

Having laminate flooring, central heating radiator and uPVC double glazed window to front.

Bedroom Two

14'10" x 10'7" (4.540 x 3.244)

Having laminate flooring, central heating radiator and uPVC double glazed window to rear.

Bedroom Three

8'2" x 8'6" (2.512 x 2.616)

Having laminate flooring, central heating radiator and uPVC double glazed window to front.

Bathroom/WC

Fitted with a white suite comprising of panelled, WC, wash hand basin, central heating radiator and uPVC double glazed window to rear.

- Three Bedroom Mid Terrace
- Garage To Rear
- Gas Central Heating

Externally

To the rear is an enclosed yard and detached garage.

Other General Information

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 O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,655.29 (Maximum 2025)

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: 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.

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/4034-1126-5400-0941-0296>

EPC Grade C

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

- Spacious Layout
- Lounge & Good Sized Kitchen
- Viewing Essential

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.

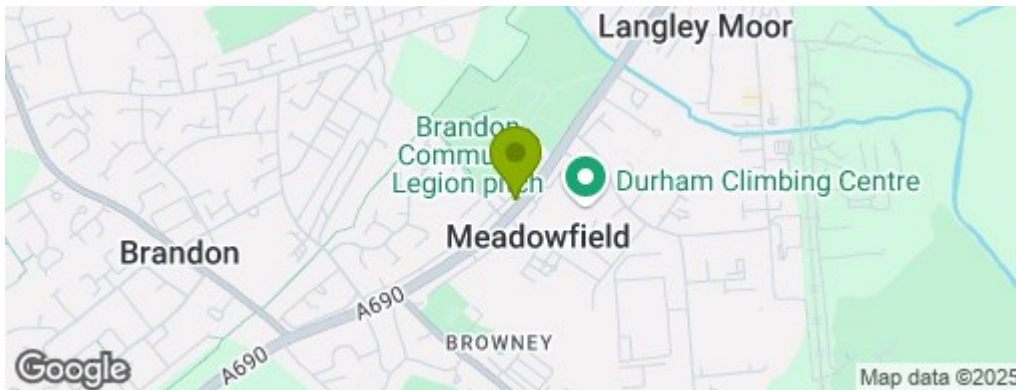
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.
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Property Information

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