



Gurlish West

Coundon DL14 8PN

By Auction £40,000





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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Gurlish West

Coundon DL14 8PN



- Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40,000
 - Two Good Sized Bedrooms
 - Close To Local Amenities
- Two Bedroom Mid Terrace
 - Modern Fitted Bathroom
 - Double Glazing Throughout
- EPC Grade D
 - Enclosed Rear Yard
 - Gas Central Heating

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Welcome to this terraced house located in the area of Gurlish West, Coundon. This property boasts a cosy reception room, perfect for relaxing with family and friends. With two lovely bedrooms, there's plenty of space for a small family.

The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. Spanning across approx 689 sq ft, this property offers a comfortable living space with a warm and inviting atmosphere.

Ground Floor

upvc front door.

Entrance Vestibule

Via UPVC Door.

Lounge

14'02 x 13'01 (4.32m x 3.99m)
Having feature fireplace , double glazed window and radiator.

Kitchen

13'11 x 8'02 (4.24m x 2.49m)
Fitted with a range of cream gloss wall to floor units with a contrasting bench top, grey metro style tied splashbacks. Four ring electric hob and electric oven with extractor over the top. Laminate flooring. Radiator. Plumbing for auto washing machine. Under stairs recess which is useful for storage. Wall mounted gas boiler. Grey composite sink with mixer tap.

Bathroom/ WC

Tiled floor with matching part tiled walls with feature strip. Pedestal wash hand basin, low level WC. Bath with shower over, glass screen and chrome heated towel rail.

First Floor

Half Landing

Radiator. Double Glazed window.

Bedroom One

13'11 x 13'3 (4.24m x 4.04m)
Radiator. Double Glazed window to the front.

Bedroom Two

8'01 x 8'02 (2.46m x 2.49m)
Radiator. Double Glazed window to the rear.

Externally

Yard to the rear.

Energy Performance Certificate

To View the energy performance certificate for this property please follow the link below

<https://find-energy-certificate.service.gov.uk/energy-certificate/9442-2876-7803-9606-2791>

Grade D

Other General Information

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.
Mobile Signal/coverage: Likely with EE and Three.
Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (Maximum 2025)
Energy Performance Certificate Grade D
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.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

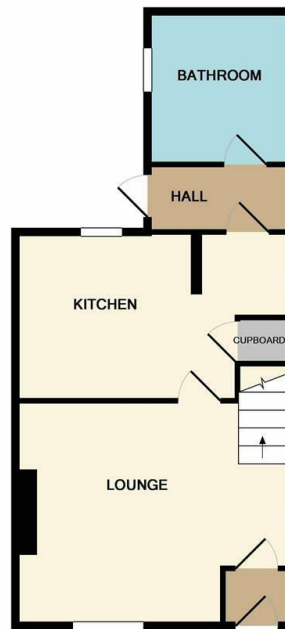
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 floor plan 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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