



Tennyson Terrace

Crook DL15 9NG

Chain Free £63,000





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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- For Sale Via Online Auction SB £63,000 Terms and Conditions Apply
- EPC Grade D
- Garage

- CHAIN FREE
- Rear Lengthy Garden
- Two Reception Rooms

- Two Bedroom Terrace
- Condition Dated
- Ground Floor Bathroom

For sale via online auction starting bid £63,000 terms and conditions apply.

Situated on the popular Tennyson Terrace, Crook, this two-bedroom mid-terrace house presents an excellent opportunity for those looking to create their ideal home. With two spacious reception rooms, this property offers ample space for buyers.

The house features two well-proportioned bedrooms, providing comfortable living quarters. The bathroom, while functional, presents an opportunity for the new owner to modernise and personalise to their taste.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the garage provides convenient storage or potential for a workshop, while parking for two vehicles ensures that you and your guests will never be short of space.

Although the property requires some updating, this presents a fantastic chance for buyers to add their own flair and style. With its prime location and potential for enhancement, this home is not to be missed. Act quickly to seize this opportunity and make it your own.

GROUND FLOOR

Entrance Hallway

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

Lounge

15'3" x 13'7" (4.649 x 4.146)
Having feature fireplace, central heating radiator and upvc bay window to front.

Dining Room

13'9" x 13'4" (4.203 x 4.082)
With central heating radiator and upvc double glazed window to rear.

Kitchen

12'1" x 8'0" (3.696 x 2.460)
Fitted with wall and base units having contrasting work surfaces over, sink unit, plumbing for washing machine, wall mounted gas boiler and upvc double glazed window to rear,

Rear Lobby

With tiled flooring and rear entrance door.

Bathroom/WC

Having panelled bath, wc, wash hand basin and chrome heated towel rail.

FIRST FLOOR

Landing

With storage cupboard and central heating radiator.

Bedroom One

17'2" x 13'2" (5.236 x 4.034)
With two central heating radiators and upvc double glazed window to front.

Bedroom Two

13'7" x 9'4" (4.154 x 2.847)
With central heating radiator and upvc double glazed window to rear.

Externally

Externally to the rear is an immediate enclosed yard
Whilst over the service lane is a drive and garage. A further lengthy garden lies beyond the garage housing a summer house.

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.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0720-3052-3203-6645-3204>

EPC Grade D

Other General Information

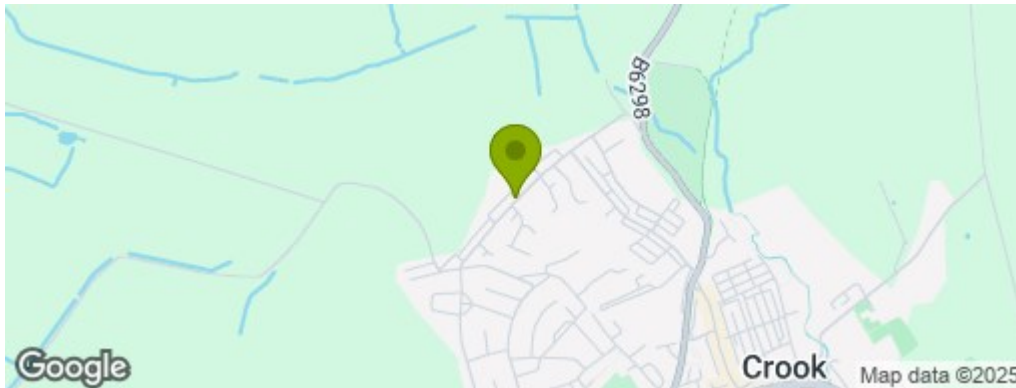
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps
Mobile Signal/coverage: Limited, We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A Annual 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 and flooding from the rivers and 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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The details, ground and appearance shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Metaplan C1002



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