



Maple Avenue

Shildon DL4 2AG

By Auction £50,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Maple Avenue

Shildon DL4 2AG



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000
- EPC Grade C
- Gas Central Heating

- Two Bedroom Mid Terrace
- Front & Rear Gardens
- CHAIN FREE

- First Floor Bathroom
- Popular Residential Area
- Call To View Today!!!

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A good sized two-bedroom home presents an excellent opportunity for anyone seeking their first step on the property ladder. Ideally located for access to local amenities, the property enjoys proximity to a range of shops, schools, and excellent transport links, making commuting and daily routines effortlessly convenient.

The property itself features a deceptively spacious and versatile floorplan perfectly suited to modern living. Upon entry, a welcoming reception hall leads to a generously sized lounge. The carefully designed kitchen offers ample storage and workspace, connecting to a versatile conservatory or sun room, bathing the rear of the home in natural light and offering tranquil views onto the garden.

Upstairs, there are two generously proportioned bedrooms, ideal for a small family, guest accommodation, or a home office. The well-appointed bathroom completes the first-floor layout, offering contemporary fittings for everyday comfort.

Externally, the home benefits from an easy-to-maintain, wall-enclosed front area, attractively paved and offering a walkway to the main entrance. At the rear, discover a substantial, fence-enclosed garden—perfect for families, entertaining friends, or relaxing outdoors in privacy.

With its excellent location in Shildon, the home is within easy reach of the town centre, local parks, primary and secondary schools, and sports facilities. For those who commute or enjoy exploring the region, the nearby railway station and convenient road links make getting around simple.

Early viewing is highly recommended—arrange a visit today to see all that this inviting Shildon home has to offer.

GROUND FLOOR

Entrance Hallway

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

Lounge

11'2" x 17'0" (3.422 x 5.199)

Having central heating radiator and window to front and rear.

Kitchen

9'0" x 11'2" (2.754 x 3.419)

With wall and base units with contrasting work surfaces over, sink unit with mixer tap, plumbing for washing and space for fridge freezer, central heating radiator and rear entrance door.

Rear Entrance Porch

Having rear entrance door.

FIRST FLOOR

Landing

Connecting two bedrooms and bathroom.

Bedroom One

16'5" x 9'5" (5.015 x 2.894)

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

Bedroom Two

9'1" x 11'4" (2.788 x 3.466)

Having storage cupboard, central heating radiator and window to rear.

Bathroom/ WC

With panelled bath, WC, wash hand basin and central heating radiator.

Externally

To the front is a enclosed front garden. Whilst to the rear is a further enclosed garden.

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/2053-3048-9207-2065-2204>

EPC Grade C

Other General Information

Gas and Electricity: Mains

Severage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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

Council Tax: Durham County Council, Band: A Annual price: £1,841.11 (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: 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.

Auctioneer Comments

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

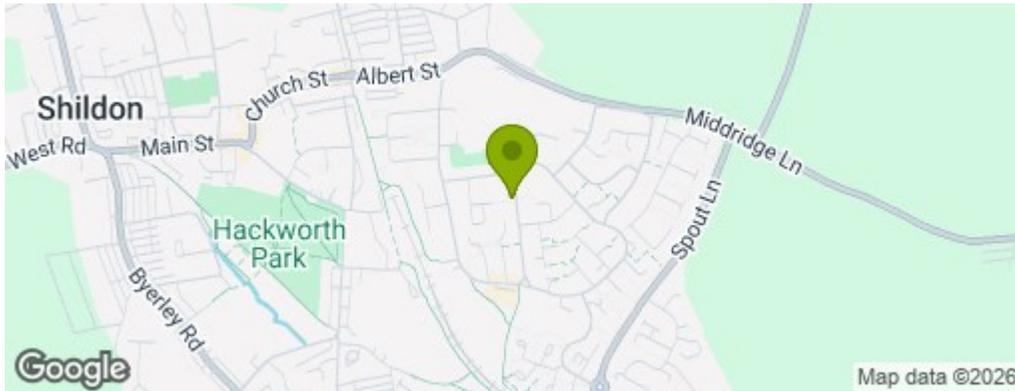
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

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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