

Gainsborough Court

Bishop Auckland DL14 7QA

By Auction £37,000

Venture PROPERTIES









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 by Modern Auction - T&C's apply
- Epc Grade D
- Situated in the Centre of Bishop Auckland
- Subject to Hidden Reserve Price
- One Bedroom First Floor Apartment
- Electric Heating
- Buyer's Fees Apply - Buyer Information Pack Available
- Chain Free
- Leasehold Property

Guide price £37,000 plus reservation fee

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

A tidy and well-presented first floor flat ideally situated in the heart of Bishop Auckland. This inviting residence boasts a generous double bedroom, a light and spacious lounge, a modern fitted kitchen, and a contemporary shower room—all designed with comfort and practicality in mind. The property is efficiently warmed with electric heating, perfect for cosy living throughout the year.

Enjoy the convenience of an allocated parking bay, offering peace of mind and easy access for residents. This flat represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a quality property in a thriving community.

Nestled in Bishop Auckland, the flat is perfectly placed to enjoy the unique blend of history, culture, and natural beauty that the area has to offer. The town is renowned for the Auckland Project—a remarkable collection of attractions that includes the magnificent Auckland Castle, the fascinating Mining Art Gallery, and the iconic Auckland Tower. Residents are equally well-positioned to take advantage of the vibrant arts scene, local eateries, and regular community events.

Beyond the town, the rolling hills and scenic landscapes of the Durham Dales provide endless opportunities for exploration and adventure, making Bishop Auckland a gateway to some of the region's most beautiful countryside.

Don't miss the chance to make this charming first floor flat your new home. Arrange a viewing today to fully appreciate all that this excellent property and location have to offer.

FIRST FLOOR

Entrance Hallway
Having storage cupboard and loft hatch.

Bedroom One
11'10" x 8'2" (3.607 x 2.505)
Having electric heater and electric wall heater.

Shower Room/WC
Fitted with a large shower, wc and wash hand basin set to vanity unit
.

Lounge
11'10" x 9'2" (3.607 x 2.817)
With three upvc double glazed windows and electric wall heater.

Kitchen
7'0" x 5'6" (2.140 x 1.698)
Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and hob, circular sink unit with mixer tap, plumbing for washing machine and space for fridge freezer.

Externally
Externally there is a communal entrance with stairs leading up to flat no 11, there is a communal bin store at the rear and an allocated parking bay.

Agents Note
The property is leasehold we understand there is a 999 year lease starting from 1989.

It is our understanding the payment for 2025 was £879 and the charge is paid annually in April. We understand this is for the ground rent and service charge.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2902-0140-2722-2521

EPC Grade C

Other General Information
Tenure: Leasehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Standard Available Highest available download speed 21 Mbps Highest available upload speed 1 Mbps
Mobile Signal/coverage: We recommend speaking to your service provider
Council Tax: Durham County Council, Band: A Annual price: £1766.03 (Maximum 2026)
This property has been vacant for a number of months, additional council tax charges may be payable upon completion
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 flooding from the river and the sea, very low risk of surface water flooding.

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's Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

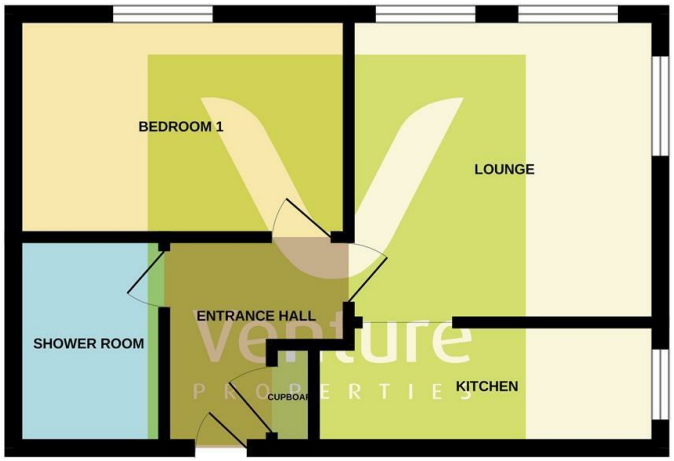
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 306 sq.ft. (28.5 sq.m.) approx.

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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