



Barnard Court, Woodstone Village,

Auction - Starting Price
£275,000



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Barnard Court, Woodstone Village, Houghton Le Spring, Tyne And Wear

Auction - Starting Price £275,000

For Sale by Modern Method of Auction; Starting Bid Price £275,000 plus reservation fee. This superbly presented Executive home provides outstanding living accommodation and a fabulous garden. Updated to a high standard this is an ideal purchase for growing families. Lots of ground floor space to allow to families and entertaining with two reception rooms, fabulous Dining Kitchen and Garden room. Useful Utility room along with ground floor guest Wc. Well proportioned bedrooms with the master suite boasting a walk through Dressing area with fitted wardrobes and En-Suite. The second bedroom also boasts an En-Suite which is ideal for growing families. Externally there is an excellent sized rear garden with patio area, double driveway to the front leading to the double Garage. Viewing comes highly recommended to appreciate the quality, size and location. EPC rating D.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you.

LOCATION

This impressive Woodstone Village Development is located in North Durham giving easy access to the major trunk roads of the A1(M), A19 and the A690 allowing for direct routes to the surrounding cities of Newcastle upon Tyne, Sunderland and Durham. Houghton-le-Spring is a short car ride/bus journey away. Convenient for local schools and amenities.

MAIN ACCOMMODATION

HALLWAY

4.97m x 1.84m (16'4" x 6'0")

GUEST GROUND FLOOR WC

LOUNGE

4.97m x 3.38m (16'4" x 11'1")

DINING ROOM

3.45m x 2.99m (11'4" x 9'10")

DINING KITCHEN

5.82m x 2.97m (19'1" x 9'9")

GARDEN ROOM

3.09m x 2.20m (10'2" x 7'3")

UTILITY ROOM

2.99m x 1.78m (9'10" x 5'10")

FIRST FLOOR LANDING

MASTER BEDROOM

5.56m x 3.02m (18'3" x 9'11")

DRESSING ROOM

EN-SUITE

2.05m x 1.84m (6'9" x 6'0")

BEDROOM TWO

4.59m x 3.39m (15'1" x 11'2")

BEDROOM THREE

3.31m x 2.86m (10'10" x 9'5")

BEDROOM FOUR

3.53m x 3.46m (11'7" x 11'4")

FAMILY BATHROOM

2.01m x 1.82m (6'7" x 6'0")

EXTERNAL

FRONT GARDEN

REAR GARDEN

DOUBLE GARAGE

534.00m x 5.14m (1752'0" x 16'10")

MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The



For full EPC please contact the branch

Modern Method of Auction is a flexible buyer friendly method of purchase.

Laser Tape Clause

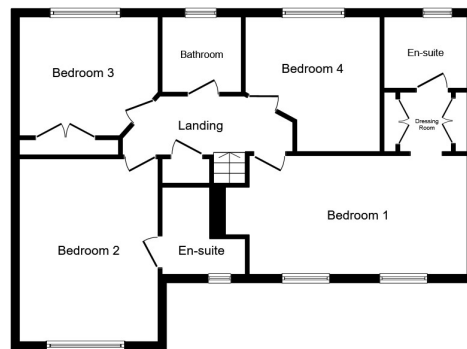
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



Ground Floor



First Floor

Total floor area 178.0 sq. m. (1,916 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

