Durham Road, Spennymoor, DL16 6JX
3 Bed - House - Mid Terrace
Starting Bid £99,950

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For sale by Modern Method of Auction: Starting Bid Price £99,950 Plus Reservation Fee

Robinsons are delighted to offer to the market this DECEPTIVELY SPACIOUS THREE BEDROOMED MID TERRACED HOUSE, located on Durham Road being within just over a minute walk from Tudhoe Cricket club and the charming Tudhoe Village. Spennymoor town centre is also a short drive away, where a wider range of amenities can be found. The property also has the added bonus of excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of purchasers and viewers will not be disappointed, the property has an endless amount of benefits and some of its key features are, spacious living throughout, well presented kitchen, off road parking, garage, good sized garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This perfect family home briefly comprises ENTRANCE hallway, spacious LOUNGE, SEPARATE DINING ROOM, and FITTED KITCHEN. To the first floor there are THREE WELL PROPORTIONED BEDROOMS with bedroom one and two having a lovely outlook & storage cupboards and the family bathroom with separate w/c completes the first floor, Externally the property enjoys front has a easy to maintain FORECOURT, while to the rear elevation there is an enclosed YARD, SPACIOUS GARDEN, and a DETACHED GARAGE.

EPC Rating D
Council Tax Band A

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.
* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price
* Reservation Fees Applicable * The Modern Method of Auction

Hallway
Radiator, stairs to first floor.

Lounge
15'7 x 13'4 (4.75m x 4.06m)
Upvc bay window, radiator.

Dining room
13'4 x 14'5 (4.06m x 4.39m)
Gas fire and surround, Upvc window, radiator, storage cupboard.

Kitchen
14'3 x 7'8 (4.34m x 2.34m)
Wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, electric cooker point, tiled splash backs, access to rear.

Landing
Loft access.

Bedroom One
13'2 x 11'1 (4.01m x 3.38m)
Upvc window, radiator, storage cupboard.

Bedroom Two
11'1 x 14'5 (3.38m x 4.39m)
Upvc window, lovely outlook, storage cupboard, radiator.

Bedroom Three
10'2 x 5'6 (3.10m x 1.68m)
Upvc window, radiator.

Bathroom
Panelled bath, wash hand basin, Upvc window, airing cupboard.

W/C
W/C, Upvc window.

Externally
To the front elevation is a easy to maintain forecourt, while to the rear there is a good sized enclosed yard which gives access to a garage and garden which is located over the back lane.

Agent Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate –NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Auction Notes
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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.

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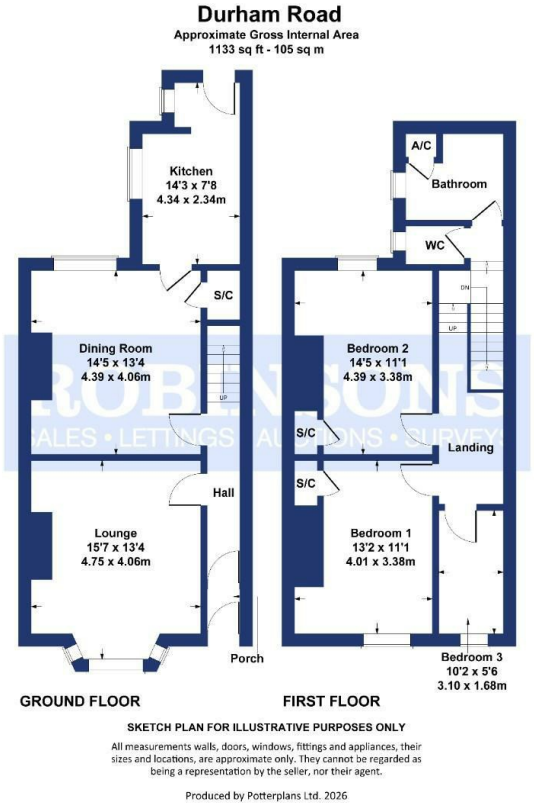

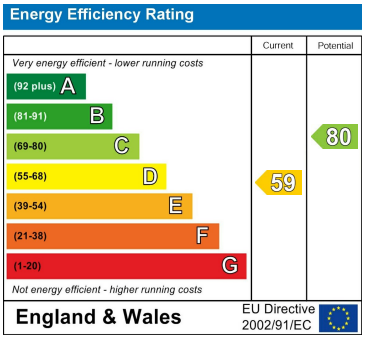

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E: info@robinsonsdurham.co.uk

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DH3 3BH
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E: info@robinsonscls.co.uk

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E: info@robinsonsbishop.co.uk

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T: 01388 763477
E: info@robinsonscrook.co.uk

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DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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RICS

ARLA Association of Residential Letting Agents

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