



**Langdale Walk, DL14 0RF**  
**2 Bed - House - Mid Terrace**  
**Starting Bid £60,000**

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\*\* For sale via the modern Method of Auction. Starting bids £60,000. Reservation fees apply\*\*

Nestled in the charming town of Bishop Auckland, this delightful mid-terrace house on Langdale Walk presents an exceptional opportunity for first-time buyers and investors alike. With no upper chain, this deceptively spacious two-bedroom property is ready for you to personalise and call home.

As you step inside, a welcoming hallway leads you to a generous lounge, an ideal space for relaxation or entertaining guests. The open-plan kitchen and dining area create a warm and inviting atmosphere, perfect for family meals.

On the first floor, you will find two well-proportioned double bedrooms, providing ample space for rest and privacy. A wet room completes this level, ensuring convenience for all residents. The property sits on a good-sized plot, featuring gardens to the front and rear. The rear garden is mainly laid to astro turf, making it low maintenance and easy to enjoy. With additional brick-built outhouses providing extra storage, this property is sure to appeal to a variety of purchasers.

Langdale Walk boasts an excellent location, being in close proximity to local schools, recreational facilities, and the expanding Tindale Crescent Retail Park. The property also benefits from superb transport links to neighbouring towns and villages, making it an ideal choice for those who commute.

We highly recommend an early viewing to fully appreciate all that this home has to offer.

## GROUND FLOOR

### Entrance Hall

### Lounge

13'3" x 10'2" (4.04 x 3.12)

### Kitchen/Dining Room

16'7" x 9'6" (5.08 x 2.92)

## FIRST FLOOR

### Landing

### Bedroom 1

14'5" x 11'4" (4.41 x 3.46)

### Bedroom 2

11'5" x 9'10" (3.49 x 3.02)

### Wet Room

## EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

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 – yes

Probate – NA

Rights & Easements – None known, check with seller

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 – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

## 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.

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 (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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



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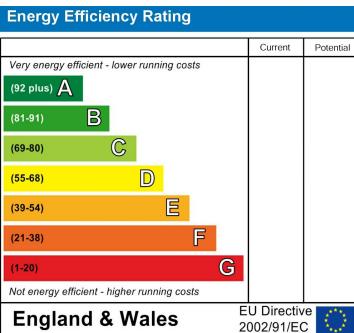
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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