



Swingfield Close

Crook DL15 9NL

By Auction £89,000



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



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Swingfield Close

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- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £89,000
 - EPC Grade C
 - Kitchen/Breakfast Room
- Three Bedroom End Link Home
 - Garage To Side
 - Front & Rear Gardens
- CHAIN FREE
 - Lounge/Dining Room
 - Requires Modernisation

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Three Bedroom end-terrace house presents an excellent opportunity for those seeking a home to make their own. The property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. The inviting lounge offers a comfortable area to relax and entertain, while the first-floor bathroom adds convenience to daily living.

One of the standout features of this property is the rear garden, which provides a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, a garage situated in a nearby block offers valuable storage or parking options, accommodating one vehicle.

This chain-free property is particularly appealing for buyers looking to move quickly. While the home requires some modernisation, it presents a fantastic opportunity to personalise and enhance the space to suit your tastes and lifestyle. With its popular location and potential for improvement, this end-link house is a promising prospect for those ready to invest in their future. Don't miss the chance to view this property and envision the possibilities it holds.

GROUND FLOOR

Entrance Hallway

Having upvc entrance door, storage cupboard and stairs to first floor.

Lounge/Dining Room

22'2" x 12'6" (6.763 x 3.827)

Having feature fireplace housing gas fire, laminate flooring and upvc double glazed windows to both front & rear.

Kitchen/Breakfast Room

15'10" x 8'1" (4.848 x 2.473)

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated eye level oven and separate gas hob, plumbing for washing machine, space for breakfast room, window to rear and door.

FIRST FLOOR

Landing

Having storage cupboard housing gas boiler.

Bedroom One

12'5" x 10'3" (3.796 x 3.125)

Having central heating radiator and upvc double glazed window to front.

Bedroom Two

10'6" x 8'9" (3.211 x 2.691)

Having central heating radiator and upvc double glazed window to rear.

Bedroom Three

9'5" x 8'3" (2.892 x 2.518)

Having central heating radiator and upvc double glazed window to front.

Bathroom/WC

Fitted with panelled bath, wc, wash hand basin and central heating radiator.

Externally

Externally to the rear is a enclosed garden. and to the front is a open plan garden. To the side is a garage situated in a block. The garage belonging to no 12 has a blue door.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

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.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2817-9640-2626-3101>

EPC Grade C

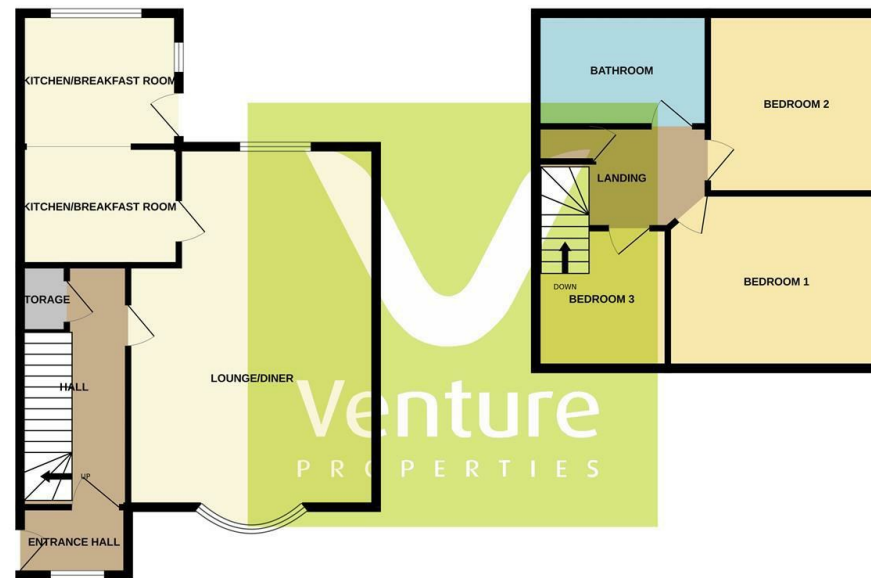
Other General Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Broadband available. Highest available download speed 40 Mbps Highest available upload speed 7 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.
Council Tax: Durham County Council, Band: A Annual price: £1,666.64 (Maximum 2025)
This property has been vacant for a number of months/years, 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 surface water flooding and flooding from the rivers and sea

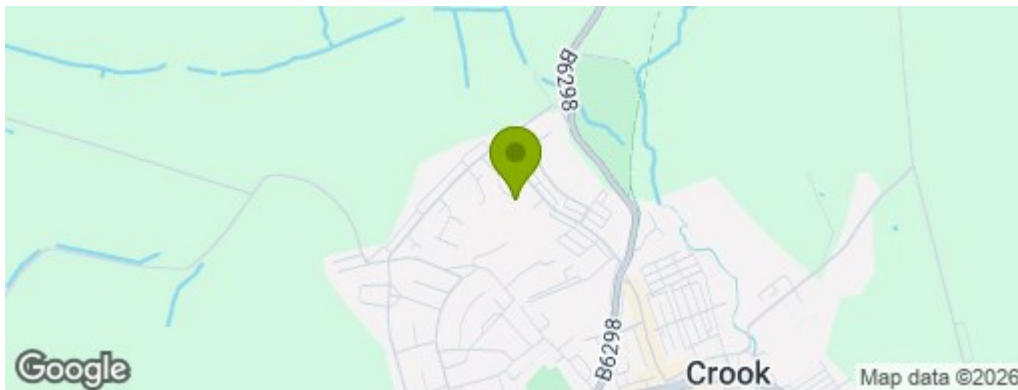
Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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 parts 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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