# Osborne Road

Spennymoor DL16 7SL

By Auction £75,000

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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# Osborne Road

## Spennymoor DL16 7SL

x 3 x 1 x 2

- For sale by Modern Auction – T & Cs apply.
- EPC RATING - E
- Two spacious reception rooms
- Subject to a hidden Reserve Price
- Buyer Information Pack available
- Close to town centre amenities
- Buyers' Fees apply
- Two generous double bedrooms and a large single
- Enclosed yard and workshop

FOR SALE BY AUCTION - GUIDE PRICE - £75,000.

Available for sale with no chain involved, this very spacious end of terraced house with three bedrooms is situated in a popular location, close to all town centre amenities. In need of some modernisation, it allows any new buyer the opportunity to add their own stamp.

The floor plan comprises of an entrance vestibule and hallway, large living and dining rooms, a fitted kitchen, two generous double bedrooms, further well proportioned single bedroom and bathroom/WC. Externally there is an enclosed yard and a workshop.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Entrance Vestibule
Entered via UPVC double glazed door. With an internal door to the hall.

### Hall
Having staircase leading to the first floor and radiator.

### Dining Room
14'3" x 13'6" (4.35 x 4.14)
Having a UPVC double glazed window to the rear and radiator. Open plan to the living room, creating a large social space which is perfect for modern family living and entertaining.

### Living Room
16'0" x 13'6" (4.89 x 4.14)
With a UPVC double glazed bay window to the front, feature fireplace and radiator.

### Kitchen
13'0" x 8'4" (3.97 x 2.55)
Fitted with a range of units having contrasting worktops incorporating a sink and drainer unit, a built in oven and hob with extractor over and plumbing for a washing machine or dishwasher. Further features include a UPVC double glazed window to the side, a stable style external door, wall mounted gas central heating boiler, a breakfast bar, an understairs cupboard, tiled flooring and radiator.

## FIRST FLOOR

### Landing
A large landing with a storage cupboard and access to the loft.

### Bedroom One
13'3" x 10'11" (4.06 x 3.35)
Spacious double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bedroom Two
14'3" x 10'11" (4.36 x 3.35)
A generous double bedroom with a UPVC double glazed window to the rear, feature fireplace and radiator.

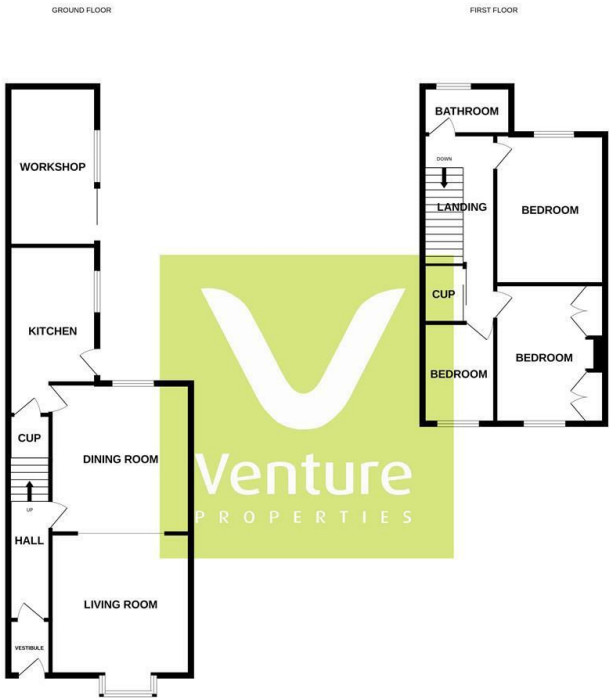
### Bedroom Three
9'10" x 6'8" (3.02 x 2.04)
Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

### Bathroom/WC
8'4" x 4'5" (2.55 x 1.36)
Comprising of a panelled bath with electric shower over, hand wash basin set to a vanity unit, WC, tiled splashbacks, laminate flooring; recessed spotlighting, radiator and UPVC double glazed opaque window to the rear.

## EXTERNAL
There is an enclosed rear yard of the property.

### Workshop
15'1" x 9'8" (4.60 x 2.97)
Having a stainless steel sink unit, cold water tap, power and lighting.

## AUCTION NOTES
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56- day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack
fee. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.




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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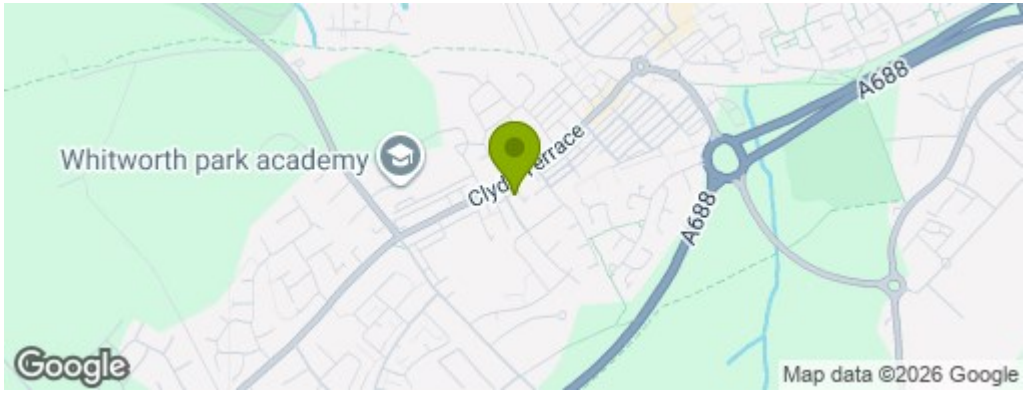


## Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)
Energy Performance Certificate Grade E
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. Very low risk of flooding from rivers and the sea.

Disclaimer

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