STUART EDWARDS









High Hope Street

, Crook DL15 9JB

- FOR SALE BY MODERN METHOD OF AUCTION
- STARTING BID £90,000
- SPACIOUS TERRACED HOUSE - 3 BEDROOMS & SEPERATE STORAGE ROOM
- KITCHEN WITH LARGE PANTRY
- LOUNGE & DINING ROOM
- BATHROOM
- ENCLOSED REAR YARD
- ON STREET PARKING
- NO ONWARD CHAIN
- WALKING DISTANCE TO CROOK TOWN CENTRE

Auction Guide £90,000

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION
FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION....STARTING PRICE £90,000 PLUS RESERVATION FEE'S APPLY

We are delighted to bring to the market this deceptively spacious three-bedroom mid-terrace house, offering generous living space making this an ideal family home in a highly convenient location.

On the ground floor, a spacious lounge flows naturally into a separate dining room that opens directly onto the enclosed rear yard, creating a wonderful open-plan feel. The kitchen includes a practical walk-in pantry cupboard for excellent storage. The property also benefits from gas central heating via a combination boiler and UPVC double glazing throughout.

Upstairs, the landing leads to three well-proportioned bedrooms, large storage room and family bathroom with both an bath and shower.

Outside, the fully enclosed rear yard provides a safe and private outdoor space.

Situated in Crook, this home is within easy walking distance of the town centre, with its wide range of shops, schools, bus links and everyday amenities on your doorstep.

This chain-free property is sure to attract strong interest. An internal viewing is highly recommended.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8275-7723-3950-4627-2926

AUCTION NOTE
This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.
Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.