



**Pemberton Road, DL5 4RY**  
**2 Bed - Bungalow - Detached**  
**Starting Bid £130,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* NO FORWARD CHAIN \*

For sale by modern auction, guide price £130,000, plus reservation fee.

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN this two bedroom detached bungalow with gardens, driveway and garage.

The bungalow does require modernisation and this has been reflected in the competitive asking price, it does however benefit from gas central heating and double glazing.

The internal accommodation comprises entrance vestibule with useful storage cupboard. Spacious reception room with window to the front aspect. Kitchen with a range of wall, base and drawer units and space for appliances. Inner hallway with access to the shower room and two bedrooms, the main bedroom then leads to the sun room extension.

A pull-down ladder leads to a boarded loft, complete with electricity and shelving, offering additional storage solutions that are often hard to come by in bungalows.

Outside there are front and rear gardens, a lengthy driveway for off road parking and a single garage.

The property is well positioned in Woodham village being just a short walk away from the village shop and the Huntsman pub and restaurant, bus links are also walking distance. A wider range of everyday shopping amenities and healthcare facilities can be found in Newton Aycliffe town centre.

Contact Robinsons for further information and to arrange an internal viewing.

## GROUND FLOOR

### Entrance Lobby

### Lounge

16'11" x 10'9" (5.18 x 3.28)

### Kitchen

11'7" x 7'10" (3.55 x 2.40)

### Inner Lobby

### Bedroom 1

13'5" x 9'9" (4.09 x 2.99)

### Bedroom 2

10'4" x 8'11" (3.16 x 2.73)

### Conservatory

11'10" x 8'3" (3.63 x 2.54)

### Wet Room

## EXTERNAL

### Detached Garage

## AGENTS NOTES

Council Tax: Durham County Council, Band B Approx. £2039.00

Tenure: Freehold

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 – no

Probate – n/a

Rights & Easements – not 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 – No

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

Accessibility/Adaptations – Rear sun room

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.

## Modern Auction

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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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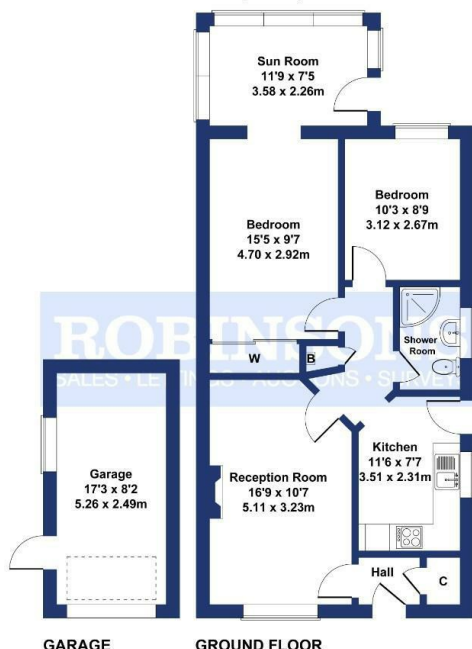
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Pemberton Road Wharfedale

Approximate Gross Internal Area  
887 sq ft - 82 sq m



GARAGE GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
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### DURHAM REGIONAL HEAD OFFICE

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E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

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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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