

# BRUNTON

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## RESIDENTIAL



**BOLTSBURN CRESCENT, ROOKHOPE, BISHOP AUCKLAND, DL13**

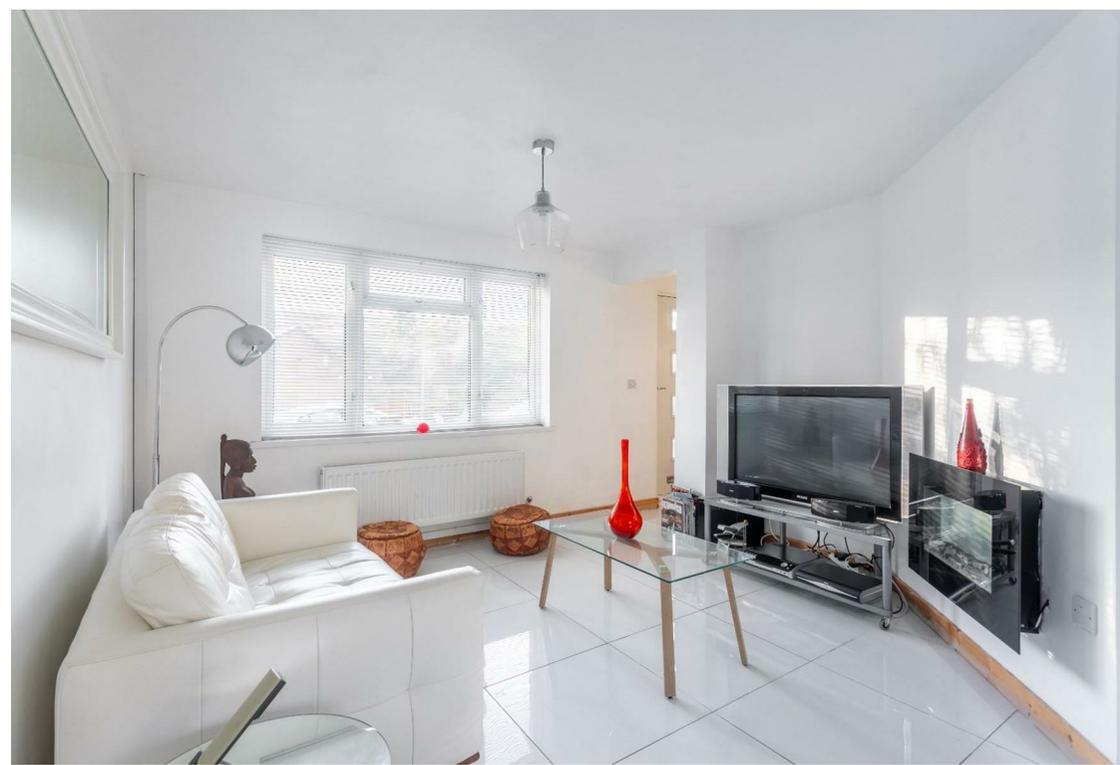
**By Auction £125,000**

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A well presented three bedroom semi-detached home situated on Boltsburn Crescent in Rookhope, Bishop Auckland. The property enjoys a peaceful position within Rookhope, a popular Weardale village surrounded by open countryside and scenic walking routes. Local amenities are available nearby, with further shops, schools and services found in Bishop Auckland.

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid  
£135,000 + Reservation Fee

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The internal accommodation comprises an entrance hall with stairs leading to the first-floor landing. To the right is a spacious, dual-aspect open-plan lounge and dining kitchen, with French doors opening onto the rear garden. The kitchen is well equipped and fitted with a range of integrated appliances, including an oven, hob, and extractor, along with a generous selection of wall and base units providing excellent storage and work surface space. A stainless-steel sink with mixer tap is also installed.

The kitchen leads through to a useful utility area, which benefits from a door opening to the rear garden and a convenient ground-floor WC.

The first-floor landing provides access to three well-proportioned bedrooms. The master bedroom features built-in wardrobes with mirrored sliding doors. There is a further good-sized bedroom with two storage cupboards, and a third smaller bedroom, ideal for use as a child's room or home office. The bedrooms are served by a spacious family bathroom, well appointed with a WC, washbasin, and a bath with an overhead shower.

Externally, the property occupies the largest plot on Boltsburn Crescent and benefits from a generous lawned garden and a gravelled driveway.

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 Limited. 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 (for standard Grade 1 properties). 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 £349 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 Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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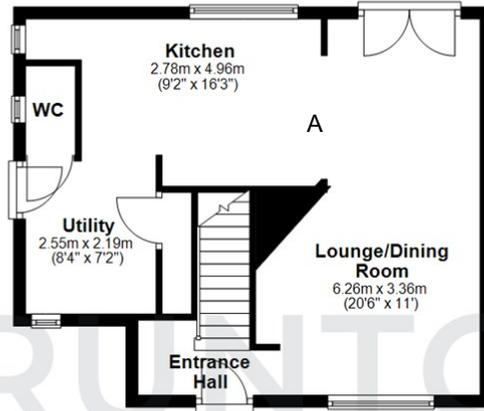
TENURE : Freehold

LOCAL AUTHORITY : Durham CC

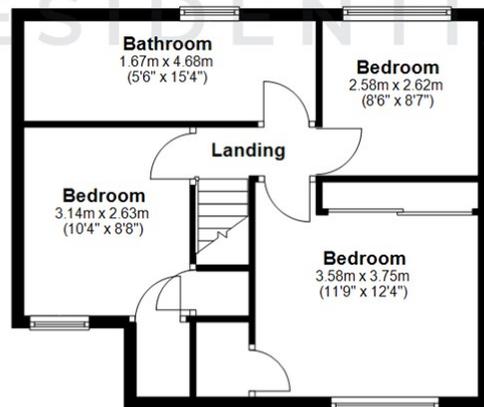
COUNCIL TAX BAND : A

EPC RATING :

**Ground Floor**  
Approx. 45.2 sq. metres (486.4 sq. feet)



**First Floor**  
Approx. 44.3 sq. metres (477.1 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	