



Grove Road

Bishop Auckland DL13 4AG

By Auction £50,000





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



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# Grove Road

## Bishop Auckland DL13 4AG



- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000
- CHAIN FREE
- Rear Yard

- Immediate 'exchange of contracts' available
- Two Reception Rooms
- View Today Call Venture

- Three Bedroom Terraced
- First Floor Bathroom

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000

A good sized terrace house presents an excellent opportunity for those seeking a project to make their own. Boasting a good-sized layout, the property features two reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those wishing to accommodate guests.

The house includes a bathroom that, while functional, may benefit from some modernisation, allowing you to add your personal touch. The property is chain-free, making the buying process smoother and more straightforward.

While the home does require some work, it offers a fantastic canvas for renovation and improvement, allowing you to create a space that truly reflects your style and needs. With its prime location in Tow Law, you will enjoy the convenience of local amenities and the beauty of the surrounding countryside.

This property is ideal for first-time buyers, families, or investors looking to add to their portfolio. Do not miss the chance to transform this house into your dream home.

### AUCTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £59,000

### GROUND FLOOR

#### Entrance vestibule

Via upvc double glazed door.

#### Lounge

141' x 1611" (4306 x 5168)

Having feature fireplace, central heating radiator and uPVC double glazed window to front.

#### Dining room

152' x 1111" (4633 x 3652)

With under stairs storage cupboard, central heating radiator and uPVC double glazed window to rear.

#### Kitchen

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer, wall mounted gas boiler and uPVC double glazed window to side.

#### Landing

Having loft hatch and central heating radiator.

### FIRTS FLOOR

#### Bedroom One

106' x 144" (3207 x 4370)

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

#### Bedroom two

150' x 78" (4592 x 2341)

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

#### Bedroom three

106' x 62" (3211 x 1888)

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

#### Bathroom/WC

Fitted with a free standing bath with clawed feet, wc, wash hand basin, double shower unit and central heating radiator.

#### Externally

Externally To The rear is a enclosed yard and garage.

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: A. Annual price: £1,725.04 (Maximum 2026)

Energy Performance Certificate Grade D

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 rivers and the 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 (Crock) Limited cannot accept liability for any information provided.

#### Energy performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9421-3059-5207-3166-9204>

Epc Grade D

Grade tbc

#### Auctioneers Comments

Auctioneers Additional 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.

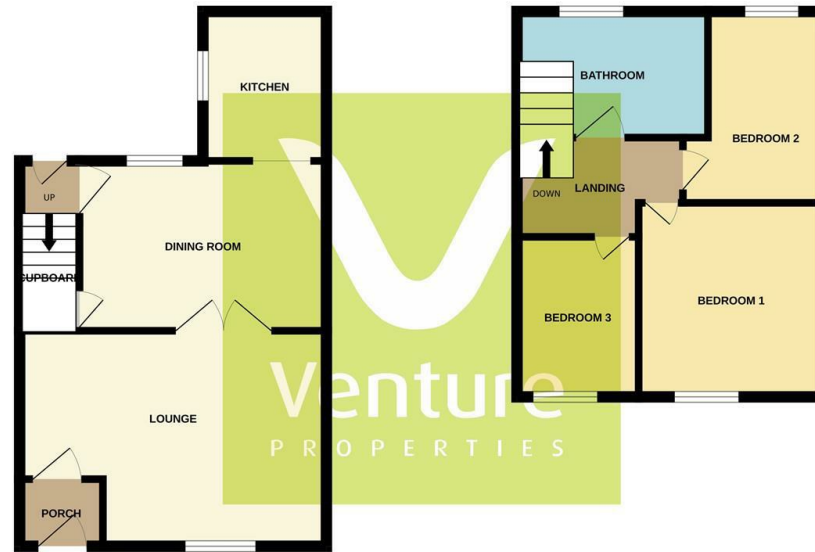
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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

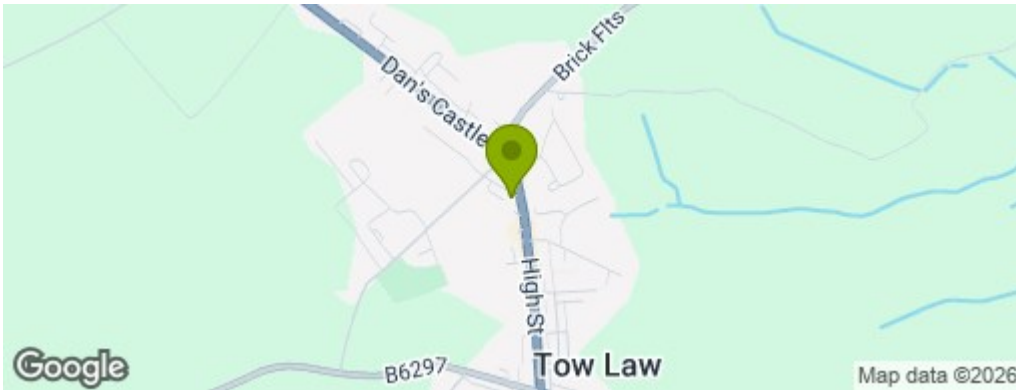
In order to secure the property and ensure commitment from the seller, upon exchange of contracts

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 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

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