



**Addison Street, DL15 9EG**  
**2 Bed - House - End Terrace**  
**Starting Bid £39,999**

**ROBINSONS**  
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For sale by modern auction, guide price £39,999 plus reservation fee.

**\* NO FORWARD CHAIN \***

We are delighted to offer to the sales market this two bedroom end terrace house which is being sold with NO FORWARD CHAIN. The property is conveniently located in Crook being within strolling distance of the town centre. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge with log burning stove, kitchen/dining room with a range of wall, base and drawer units with space for appliances and dining table. Ground floor bathroom with three piece suite.

To the first floor there are two bedrooms, the main being a generous size double. A further large walk-in storage room.

Outside there is a garden to the rear.

Addison Street is conveniently positioned being within strolling distance of Crook town centre and would be an ideal location for those buyers without a vehicle. Crook town centre has a wide range of shopping amenities and local businesses, healthcare facilities, bus links and schooling.

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

**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 4.50% 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. Payment varies but will be no more than £ 450.00. These services are optional.

**Agent notes**

Electricity Supply: Mains

Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: E  
Tenure: Freehold

Durham Council Tax Band: A  
Annual Price: £1,701  
Broadband  
Basic 18 Mbps  
Superfast 80 Mbps  
Mobile Signal: Average/Good

**Disclaimer**

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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## Addison Street Crook

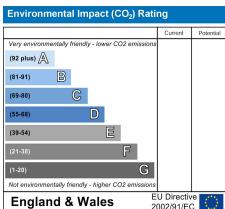
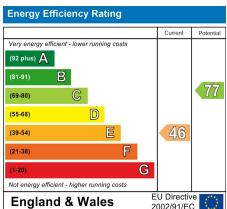
Approximate Gross Internal Area  
814 sq ft - 76 sq m



### 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. 2025



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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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