



Front Street, Wearhead, DL13 1BE
2 Bed - House - Semi-Detached
Starting Bid £100,000

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For sale by modern auction, guide price £100,000 plus reservation fee. Auction ends 27.2.2025 at 2pm

* GARAGE * TWO RECEPTION ROOMS * TWO DOUBLE BEDROOMS * NO FORWARD CHAIN *

Robinsons are pleased to offer to the sales market, with the added bonus of NO FORWARD CHAIN this two double bedroom, two reception room semi-detached house which has a garden and SINGLE GARAGE.

The property would benefit from modernisation, and this has been reflected in the competitive asking price.

The property is warmed by electric night storage heaters and has double glazed windows.

The accommodation comprises entrance hallway, two reception rooms, both having views to the front aspect and would be great for either a lounge or dining room, kitchen, side porch.

To the first floor there are two double bedrooms and a family bathroom.

Outside the property has a enclosed garden to the front which enjoys pleasant views, it is mostly laid to lawn surrounded by plants and flowers.

The garage is located to the rear and has electric door.

Wearhead is a popular village in upper Weardale which is in 'AN AREA OF OUTSTANDING NATURAL BEAUTY' and is within a short drive away from St Johns Chapel village which has a grocery store, public house and café.

Contact Robinsons for further information.

Modern Auction

Auctioneer Comments

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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

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 £300 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 Arrangements

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.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: TBC

Broadband: Basic 18 Mbps Superfast 56 Mbps Ultrafast 1000 Mbps

Mobile Signal/Coverage: 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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Front Street Wearhead

Approximate Gross Internal Area
987 sq ft - 92 sq m



GROUND FLOOR

FIRST 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-95	B		
95-85	C		
85-65	D		
65-55	E		
55-45	F		
45-35	G		
Not energy efficient - higher running costs			
England & Wales		20	93

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
85-65	D		
65-55	E		
55-45	F		
45-35	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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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