



Luxmoore Avenue, Willington, DL15 0DY
2 Bed - House - Detached
Starting Bid £90,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Luxmoore Avenue Willington, DL15 0DY

FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £90,000 PLUS RESERVATION FEE AUCTION END DATE - FRIDAY 13TH OCTOBER @ 2PM *

* NO FORWARD CHAIN * HUGE AMOUNT OF POTENTIAL FOR EXTENSION/DEVELOPMENT*
LARGE GARDENS * MODERN HOUSING ESTATE * GAS CENTRAL HEATING AND UPVC
DOUBLE GLAZED WINDOWS * OFF ROAD PARKING * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market with the benefit of no forward chain this two double bedroom detached house. The property sits on a substantial plot with gardens to front, side and rear, meaning there is huge amount of potential for extension/development. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing. Kitchen/dining room with a range of wall, base and drawer units and space for dining table. Lounge with window to front and side aspect. To the first floor there are two double bedrooms and a bathroom with three piece suite.

Outside the gardens are enclosed and surround the property to three sides, they are mostly laid to lawn with mature shrubs and hedges. There is a driveway to the side allowing off road parking. Due to the extensive gardens we feel the property would be a fantastic potential for those buyers looking to extend and develop the current property with the correct planning and consent, however it would also be a great purchase for those buyer looking for a well looked after two bedroom home.

Luxmoore Avenue is positioned on a modern housing development in Willington and is within close proximity of schooling, shopping amenities and bus links. Other towns and cities including Crook, Bishop Auckland and Durham City Centre and within a short driving distance away, and all have a wider range of shopping facilities.

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

Council Tax Band A
EPC Rating: D
FREEHOLD













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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

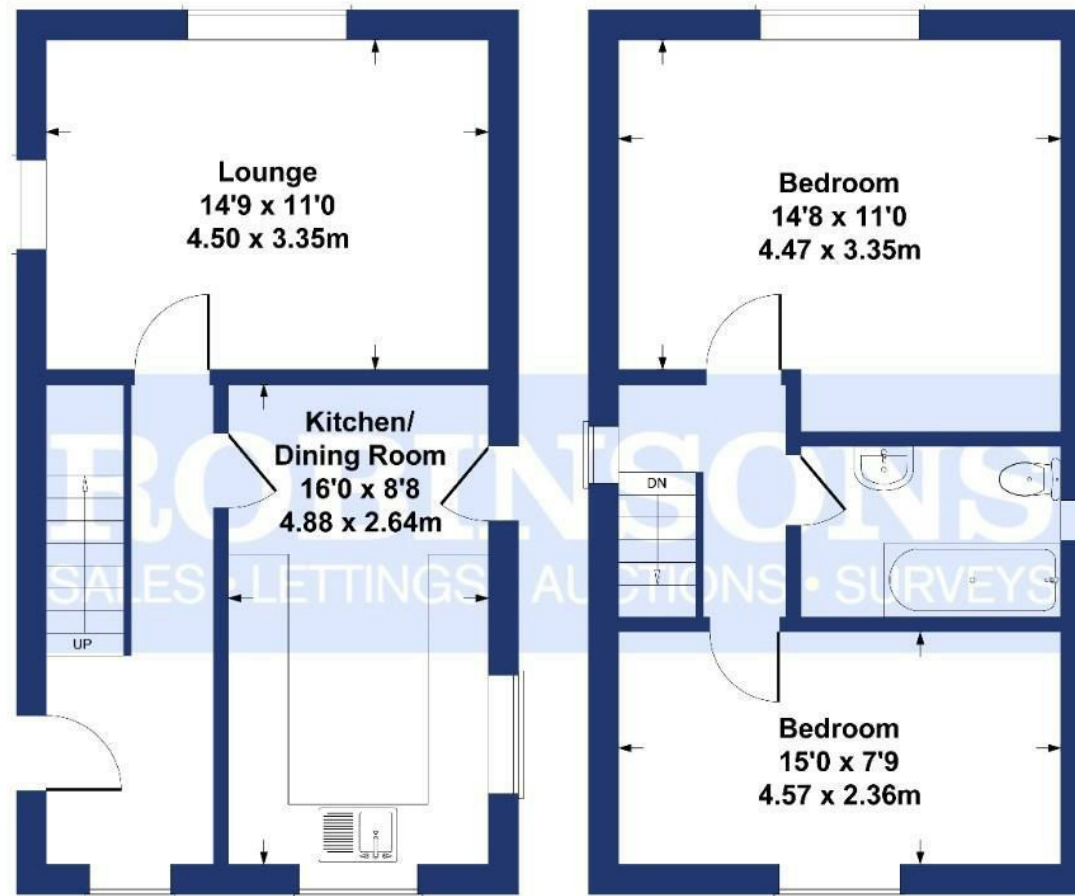
Referral Arrangements

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.



Luxmoor Avenue Willington

Approximate Gross Internal Area
811 sq ft - 75 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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