



North Lane, DL15 0HJ
3 Bed - House - Semi-Detached
Starting Bid £110,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

North Lane , DL15 0HJ

For sale by modern auction, guide price £110,000 plus reservation fee.

* NO FORWARD CHAIN * COMPETITIVELY PRICED * HUGE AMOUNT OF POTENTIAL *

Robinsons are the delighted to offer to the sales market with the benefit of NO FORWARD CHAIN this three bedroom semi-detached house which is in need of renovation and has been priced accordingly.

The house offers a huge amount of potential to create a superb family home having two reception rooms, good size attic space, gardens and garage.

The internal accommodation comprises; entrance hallway, lounge with bay window to the front aspect. Dining room and kitchen. Conservatory overlooking the rear garden and cloakroom/WC.

To the first floor there are three bedrooms, bathroom and separate WC. The landing has a loft hatch with pull down ladder.

Outside the gardens are enclosed and allow off road parking to the front.

Willington offers a range of amenities, primary and secondary schooling and bus routes to other neighbouring towns and villages. Crook, Bishop Auckland and Durham city centre are all within a short driving distance away where there is a wider range of amenities and major transport links.

Contact Robinsons to arrange an internal viewing.











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: TBC

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

Annual Price: £2,268

Broadband

Basic

16 Mbps

Superfast

66 Mbps

Ultrafast

1800 Mbps

Mobile Signal: TBC

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.

North Lane Willington

Approximate Gross Internal Area
1261 sq ft - 117 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

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	

72

41

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.

Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

