



Temperance Terrace, Billy Row, DL15 9TD
4 Bed - House - Mid Terrace
Starting Bid £190,000

ROBINSONS
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FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £190,000 PLUS RESERVATION FEE AUCTION END DATE 17th NOVEMBER 2023 @ 12pm

* NO FORWARD CHAIN * LARGE ENCLOSED GARDEN * DOUBLE GARAGE * FOUR DOUBLE BEDROOMS * THREE RECEPTION ROOMS * WELL PRESENTED THROUGHOUT * GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS *

Offered to the sales market with the benefit of no onward chain is this impressive four bedroom mid terrace house with large garden and double garage. The property was originally constructed as two homes but now occupies a large family home with three reception rooms and four double bedrooms. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, kitchen which is fitted with a range of wall, base and drawer units with matching central island and original cast iron range cooker which has been restored and working. Dining room with staircase to the first floor landing and French doors leading to the conservatory. Two further reception rooms which are used as a lounge and office. Useful utility room and cloakroom/WC.

To the first floor there are four double bedrooms all having a pleasant outlook and a family bathroom with four piece suite including a bath and walk in shower enclosure.

Outside there is a large enclosed garden to the rear which is mainly laid to lawn with mature flower beds surrounding, paved patio area. Beyond the garden is a double garage with driveway. At the front over the lane there is a lawned garden area.

Temperance Terrace is surrounded by countryside and is within close proximity to Crook town centre which has a wide range of shopping amenities, schooling and bus links.

An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.

Council Tax Band A
EPC Rating: D

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.



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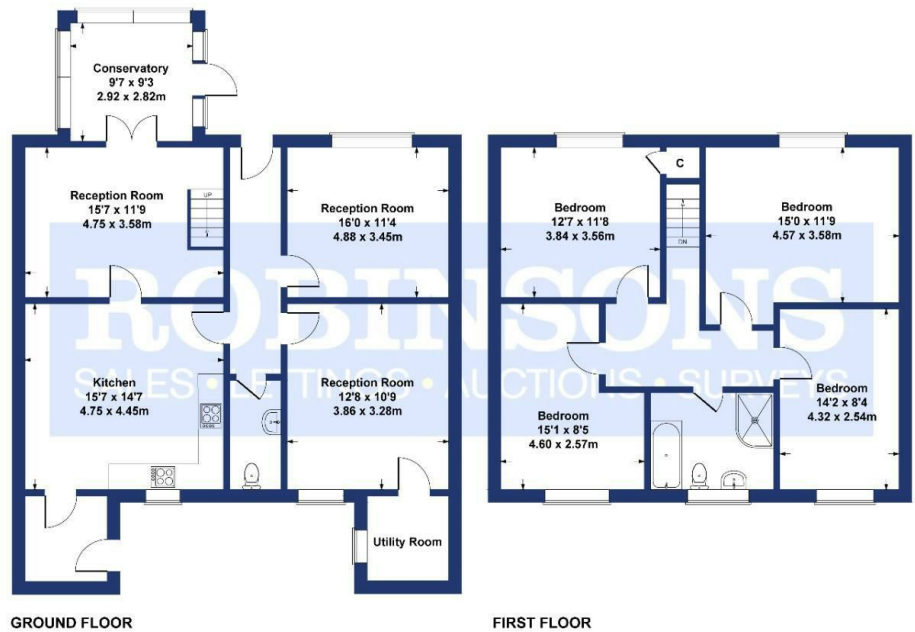
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Temperance Terrace, Crook

Approximate Gross Internal Area
1916 sq ft - 178 sq m



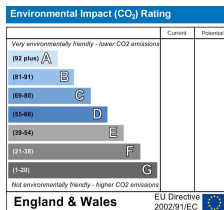
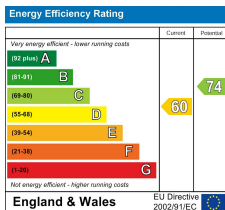
GROUND FLOOR

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



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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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