



Ennerdale Drive, Crook, DL15 8NT
3 Bed - House - Semi-Detached
Starting Bid £59,950

ROBINSONS
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Ennerdale Drive Crook, DL15 8NT

FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £59,950 PLUS RESERVATION FEE AUCTION END DATE: 11/7 at 2pm

* NO FORWARD CHAIN * SPACIOUS FAMILY HOME * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS * FRONT AND REAR GARDENS * POTENTIAL FOR OFF ROAD PARKING * CLOSE PROXIMITY TO CROOK TOWN CENTRE AND SCHOOLING * VIEWINGS HIGHLY RECOMMENDED *

Offered to the sales market with the benefit of no onward chain is this three bedroom semi-detached house which sits on a generous size plot with front and rear gardens and potential for off road parking. The property would be ideal for families having spacious accommodation throughout, it is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, spacious lounge/dining room with ample space for seating and dining furniture and a gas fire with back boiler. Kitchen with a range of wall, base and drawer units. To the first floor there are three spacious bedrooms and a shower room.

Outside the house has a garden to the front with potential for off road parking. At the rear there is an enclosed garden.

Ennerdale Drive is conveniently positioned in Crook being within close proximity of the town centre where there is a wide range of shopping amenities and local businesses, schooling and bus links.

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









Agents Notes

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: E

Durham Council Tax Band: A

Annual Price:

£1,469 (min)

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Mobile Signal: 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.

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.

Ennerdale Drive Crook

Approximate Gross Internal Area

840 sq ft - 78 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		85
(81-91) B		
(69-80) C		53
(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

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.

