



Garden Terrace, DL13 4LY
2 Bed - House - Mid Terrace
Starting Bid £32,000

ROBINSONS
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Garden Terrace , DL13 4LY

* AUCTION END DATE - FRIDAY 31ST JANUARY 1PM *

FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £32,000 PLUS RESERVATION FEE

* NO FORWARD CHAIN *

Robinsons have the pleasure of offering to the sales market, with the benefit of no forward chain this two bedroom terrace house with garden to the front and far-reaching countryside views. The property does require refurbishment and this has been reflected in the asking price, however does benefit from UPVC double glazed windows. The property is heated by solid fuel and night storage heaters.

The internal accommodation comprises; entrance porch, lounge and kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom.

Outside there is a garden to the front which enjoys some splendid countryside views. At the rear over the back lane there is an area for a storage shed.

Sunnyside is a small village which is surrounded by an abundance of countryside views. It's located just a short distance away from Crook and Tow Law which has a range of amenities, health care facilities and schooling.

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











Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid fuel and night storage heaters

EPC Rating: F

Tenure: Freehold

Durham Council Tax Band: A

Annual Price: £1,621

Broadband

Basic 7 Mbps

Superfast 37 Mbps

Mobile signal: Average/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.

Garden Terrace Sunnyside

Approximate Gross Internal Area
671 sq ft - 62 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			79
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E		32	
(21-28) 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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