



West Road, Crook, DL15 9PW
4 Bed - House - End Terrace
Starting Bid £230,000

ROBINSONS
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West Road Crook, DL15 9PW

For sale by modern auction, guide price £230,000 plus reservation fee.

Robinsons are thrilled to bring to the sales market, this very attractive, stone fronted four bedroom house. The property has undergone extensive renovation works in recent years and been finished to a superb standard, we feel it would prove to be a fantastic family home, having generous living accommodation throughout, off road parking and gardens.

The house has charming features throughout, including bay windows, exposed wooden lintels and staircase, sun room extension to the rear and much more! The house is warmed by gas central heating and has double glazed windows.

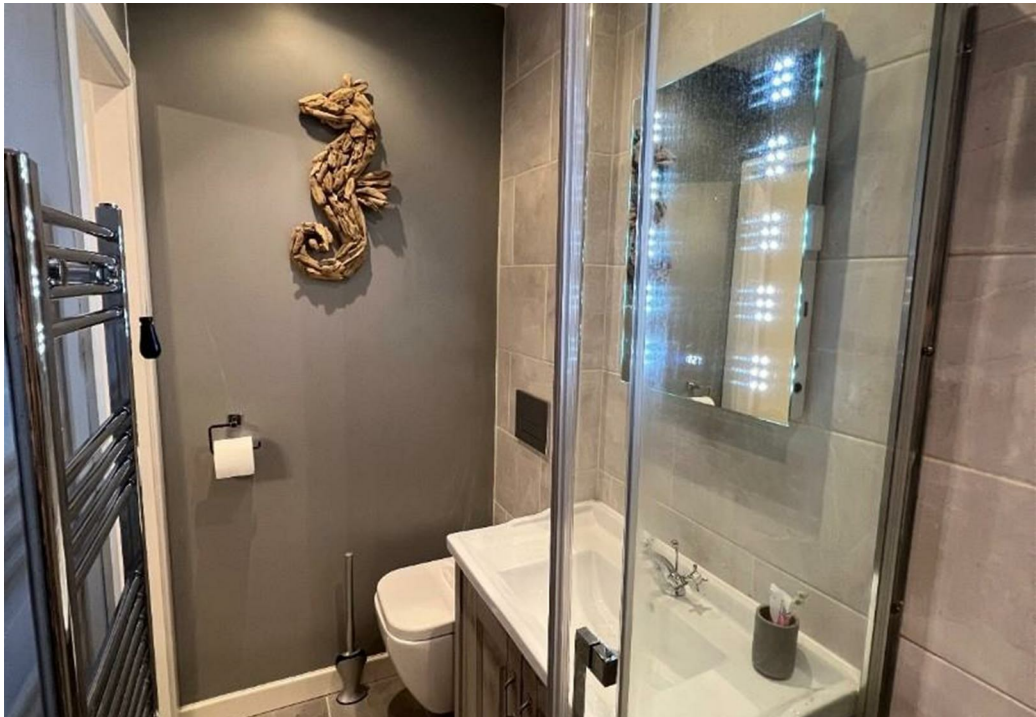
Upon entering the property, you will be greeted by a hallway with staircase to the first floor landing with under stairs cupboard and cloakroom/WC. The hallway then gives access to two reception rooms, both having bay windows to the front aspect and one having a log burning stove. Kitchen which is extensively fitted with a range of wall, base and drawer units with butcher block style working surfaces with inset 'Belfast' sink unit and space for range cooker, space for dining table. Useful utility room with storage units, 'Belfast' sink and space for washing machine and tumble dryer. The sun room extension enjoys a peaceful position at the rear of the house with patio doors leading to the yard.

The first floor is access via a wooden staircase which leads to the landing with window to front aspect. The two larger bedrooms are positioned the front of the house, the main having an en-suite shower room and walk-in wardrobe. The third bedroom is a generous size and positioned at the rear, along with the fourth. To conclude the accommodation there is a high quality bathroom suite with 'whirlpool spa' style bath, wash hand basin and WC.













OUTSIDE

The property has a driveway to the side of the house, allowing off road parking for two vehicles and an enclosed garden. Directly to the rear there is a yard. Over the back lane which is used by neighbours to gain access to the houses at the rear, there is a very well established and looked after garden. The garden is enclosed with tropical plants and seating area, it has a good degree of privacy and would be perfect for the summer months. The owners have advised us that there was previously a garage in the garden.

LOCATION

The house is located on West Road, just a short walk away from Crook town centre, which has a wide range of shopping amenities, including an 'Aldi' and 'Lidl' and a range of local businesses and healthcare facilities, schooling and bus links.

VIEWINGS

Viewings are highly recommended and are by appointment only, please contact Robinsons to arrange yours.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: B

Annual Price: £1,984.00

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1000Mbps

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.



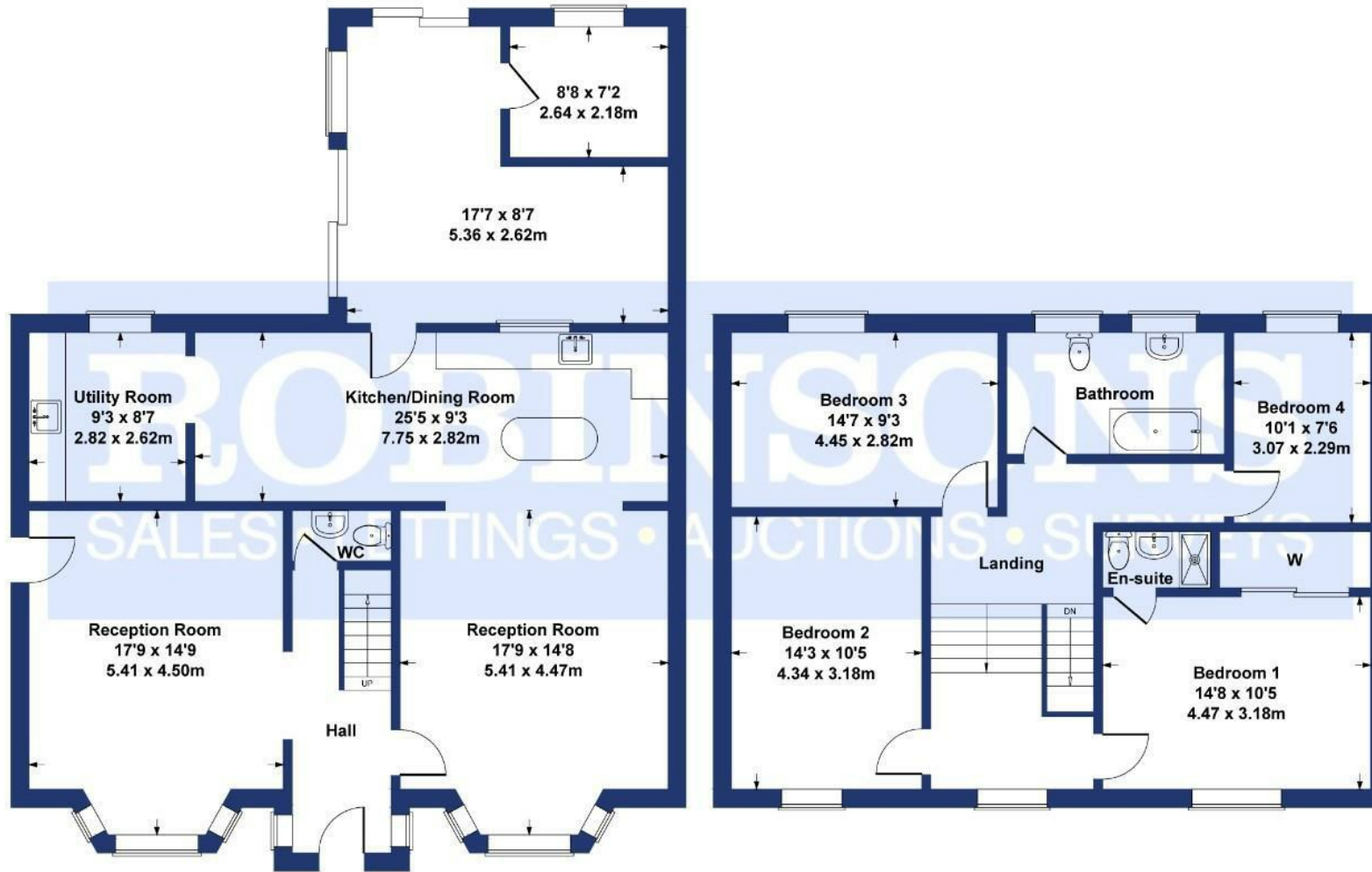
West Road Crook

Approximate Gross Internal Area
2097 sq ft - 195 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(39-60) C		
(22-38) D		
(9-21) E		
(2-8) F		
(1-1) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

70

57



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

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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