

Hollowdene, DL15 8LD  
3 Bed - House - Semi-Detached  
Starting Bid £95,000

**ROBINSONS**  
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\*FOR SALE VIA MODERN METHOD OF AUCTION. GUIDE PRICE: £95,000 PLUS RESERVATION FEE\*

Auction end at 08-08-2025 at 12:30

\* NO FORWARD CHAIN \*

We have the pleasure of offering to the sales market, with no forward chain, this three bedroom semi detached house, with front and rear gardens and off road parking. The house is warmed by gas central heating and has UPVC double glazed windows.

The accommodation comprises of an Entrance Hallway with stairs to first floor, open plan Lounge and Dining Room and fitted Kitchen. Whilst to the first floor there are Three Bedrooms two of which are good sized doubles along with a family Bathroom fitted with a white suite having shower facilities.

The garden to the front is laid to lawn and has a parking area to the side with dropped curb. The rear garden is enclosed and mainly laid to lawn with timber decking area.

Hollowdene is conveniently positioned in Crook and is within close proximity of the town centre which has a wide range of everyday shopping amenities and health care facilities. Crook has primary schooling and is on a bus link.

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

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: D

Tenure: Leasehold - 45 years remaining

Durham Council Tax Band: C

Annual Price: £2,268.00

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

9000 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, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







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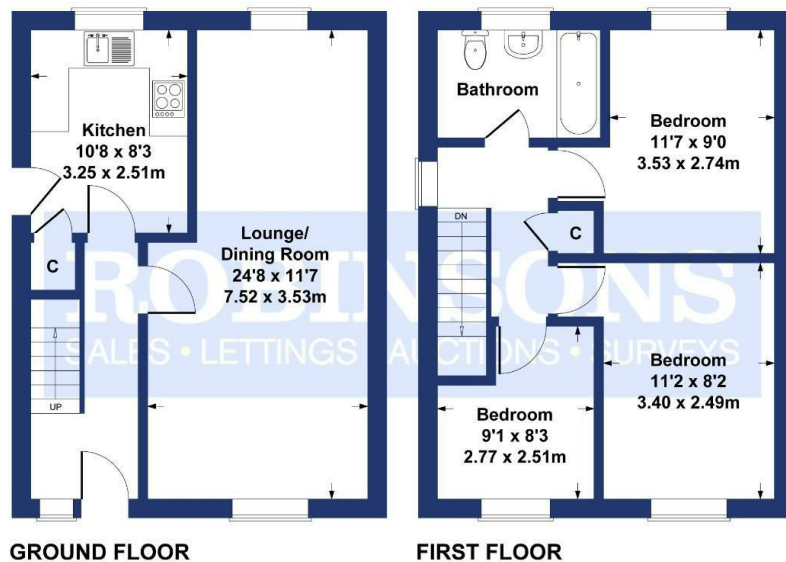
Lettings and Management

Strategic Marketing Plan

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## Hollowdene Crook

Approximate Gross Internal Area  
876 sq ft - 81 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. 2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
67	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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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.

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