

Holyoake Street, Newfield, DH2 1NU
2 Bed - House - Mid Terrace
Starting Bid £55,000

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Holyoake Street
Newfield, DH2 1NU

For sale by modern auction, guide price £55,000 plus reservation fee.

* NO CHAIN * DECEPTIVELY SPACIOUS * EXTENDED * PARKING TO REAR * TWO EXCEPTIONALLY WELL SIZED BEDROOMS * CLOSE TO COUNTRYSIDE AND NICE WALKS * NEW EXTERNAL DOORS *

Offered to the market with the benefit of no onward chain, this deceptively spacious and extended two bedroom home is an ideal purchase for a variety of buyers. The property stands out for its two exceptionally large bedrooms and practical layout, making it a comfortable and versatile home.

The internal floorplan includes a welcoming lounge, a spacious dining kitchen, a rear lobby, and a shower room/WC.

To the first floor there are two generously proportioned bedrooms, both with excellent storage. At the rear of the property is an enclosed yard with shed and a large gate, which the current owners have used to provide off-street parking.

Holyoake Street in Newfield, Pelton, offers a balance of convenience and outdoor appeal. The village has local shops and services for day-to-day needs, with a wider choice in Chester-le-Street and Stanley. Families will also find a range of schools close by, while the surrounding area is well regarded for access to pleasant walks and green spaces.

For those who enjoy the outdoors, there are routes through Urpeth and along the River Wear, as well as nearby Beamish Woods and the Beamish Museum area. Local parks and recreational areas make it a good spot for walkers, cyclists and families.

The property is also well connected for commuters, with the A693 leading to Chester-le-Street and easy links to the A1(M) for Newcastle, Durham and beyond. Regular bus services also run through the village, adding further practicality.

This home combines generous proportions, useful outside space and a location that brings both amenities and countryside within easy reach – early viewing is recommended.






















Relax







GROUND FLOOR

Lounge
15'1" x 14'9" (4.6 x 4.5)

Dining Kitchen
11'9" x 10'2" (3.6 x 3.1)

Rear Lobby

Shower Room / WC
11'9" x 4'7" (3.6 x 1.4)

FIRST FLOOR

Landing

Bedroom
15'1" x 11'5" (4.6 x 3.5)

Bedroom
14'9" x 10'5" (4.5 x 3.2)

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 16 Mbps, Superfast 228 Mbps, Ultrafast 1,800 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a
Energy Rating: D
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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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.

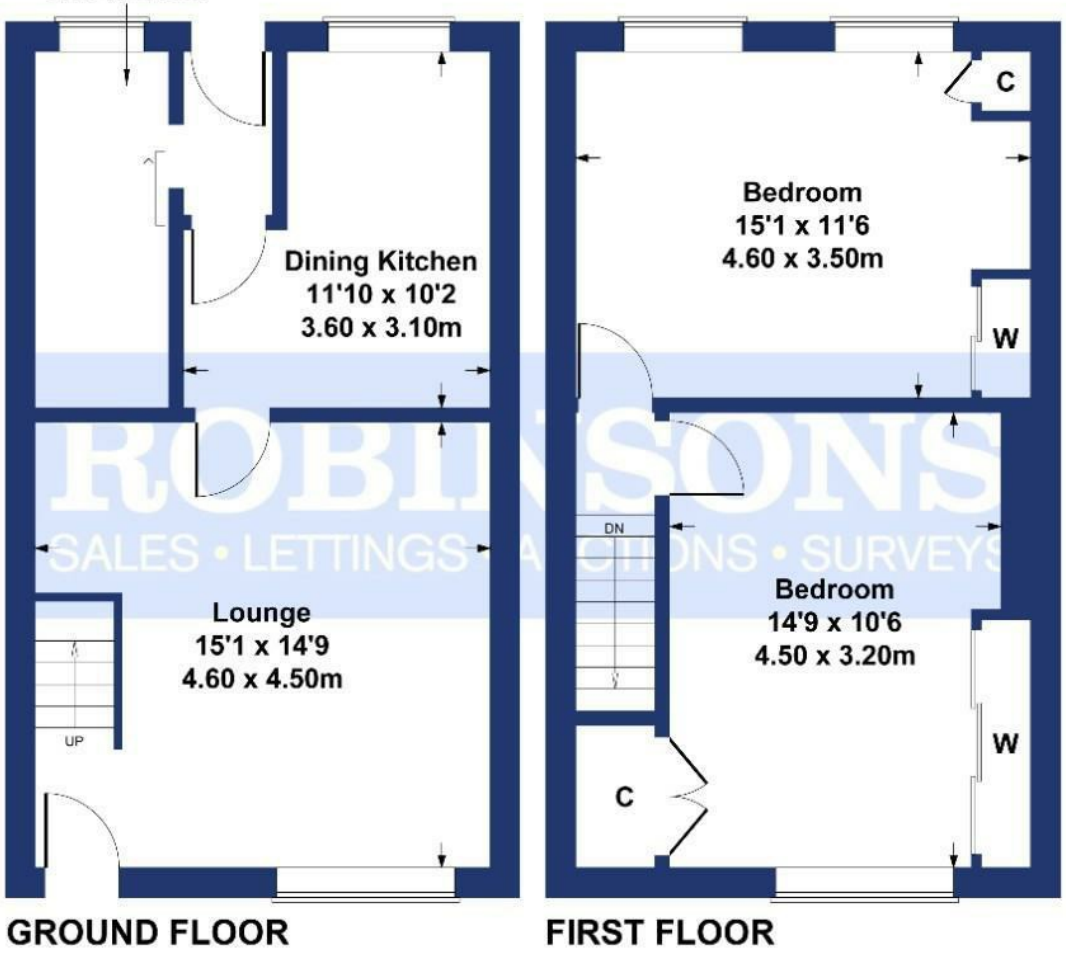
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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.

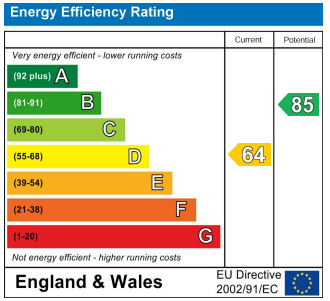
Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services 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.

Holyoake Street

Approximate Gross Internal Area
818 sq ft - 76 sq m



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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. 2025

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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