



Woodlands Road, DL14 7LZ
2 Bed - House - Mid Terrace

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** For Sale by the modern method of Auction. Starting Bids £35,000. Reservation Fees Apply **

Nestled on Woodlands Road in the town of Bishop Auckland, this delightful house presents an excellent opportunity for both first-time buyers and savvy investors. Sold with no onward chain, this property offers a seamless transition into your new home or investment venture.

The spacious accommodation throughout ensures that you will have ample room to live comfortably. Each area of the house is designed to maximise space and light, creating a welcoming atmosphere that is perfect for both relaxation and entertaining.

The accommodation on offer briefly comprises : Entrance Hall, Lounge, Dining Room, Kitchen and rear lobby to the ground floor whilst to the first floor there are two double bedrooms and family bathroom.

Situated in a prime town centre location, you will find yourself just a stone's throw away from a variety of local amenities. Whether you are in search of shops, cafes, or recreational facilities, everything you need is conveniently close at hand, making daily life both easy and enjoyable.

This property is not just a house; it is a place where you can create lasting memories. With its ideal location and generous living space, it is a fantastic choice for anyone looking to make a wise investment or find their first home. Do not miss the chance to view this wonderful property and discover all that it has to offer.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

12'11" x 11'10" (3.95 x 3.61)

Dining Room

15'2" x 10'7" (4.64 x 3.23)

Kitchen

9'11" x 6'3" (3.03 x 1.91)

Rear Lobby

FIRST FLOOR

Landing

Bedroom 1

15'2" x 12'10" (4.64 x 3.93)

Bedroom 2

9'9" x 7'3" (2.98 x 2.21)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621 (min)

Energy Rating: TBC

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.

AUCTIONEERS 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.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 £300.00 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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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.

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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