



**The Brooms, Ouston, DH2 1RP**  
**2 Bed - House - Semi-Detached**  
**Starting Bid £59,999**

**ROBINSONS**  
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\* FOR SALE VIA MODERN METHOD OF AUCTION \* GUIDE PRICE £59,999 PLUS RESERVATION FEE \* NO CHAIN \* NICE CUL DE SAC POSITION AND OUTLOOK \* UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING \* MODERN KITCHEN AND SHOWER ROOM \*

Available for sale is this pleasantly situated and spacious two double bedroom semi-detached home. The property has a floorplan comprising of: entrance hall, rear lobby, living room, and dining kitchen. To the first floor are two double bedrooms and a shower room/WC.

Externally there is an enclosed lawned garden and nice outlook. Ouston is well located for schools, amenities, recreational facilities and motoring links giving access to many of the regions major towns and cities including Newcastle-upon-Tyne, Gateshead, Chester-le-Street, Sunderland and Durham.

#### Entrance Hall

#### Rear Lobby

#### Lounge

#### Dining Kitchen

#### FIRST FLOOR

#### Bedroom

#### Bedroom

#### Shower Room

#### EXTERNAL

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621

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.

#### AUCTION

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 £300.00 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.

[https://www.rightmove.co.uk/properties/157954460#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/157954460#/?channel=RES_BUY)



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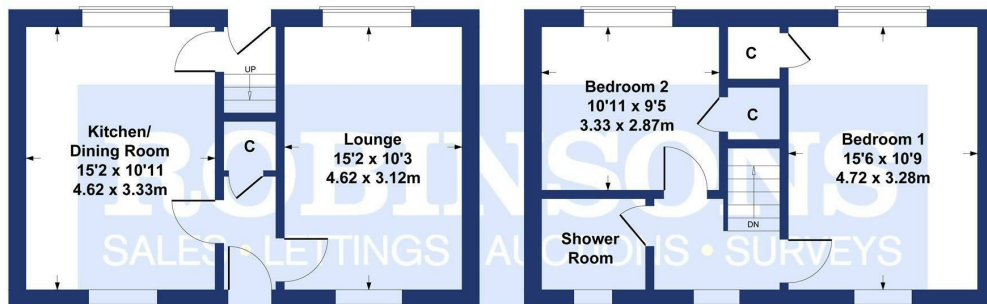
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## The Brooms

Approximate Gross Internal Area  
763 sq ft - 71 sq m



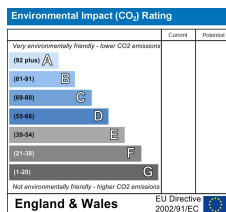
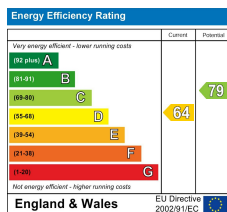
GROUND FLOOR

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. 2022



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