



Local Avenue, Sherburn Hill, DH6 1HQ
2 Bed - House - Semi-Detached
Starting Bid £69,950

ROBINSONS
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Local Avenue Sherburn Hill, DH6 1HQ

* Being Auctioned through Robinsons in connection with the Great North Property Auction *
Start bids welcome from £69,950 * Buyers Premium applies please see full details for information **

No Upper Chain ** Large Property Over Three Floors ** Semi Rural Setting ** Rear Garden **
Possible Driveway Parking ** Good Further & Buy-to-Let Potential ** Flexible Floor Plan **
Possible Separate Annex ** Upvc Double Glazing & GCH Via Combination Boiler ** Village
Amenities & Good Road Links ** Early Viewing Advised **

The floor plan briefly comprises: Lower Ground Floor, with reception area, kitchen diner and shower room/Wc. Ground Floor (street level), with hall, lounge, kitchen, dining room, rear lobby with spiral staircase down to the lower ground level. The first floor has two double bedrooms, large bathroom/WC. One of the bedrooms has pull down ladder access to the boarded loft space, ideal for storage.

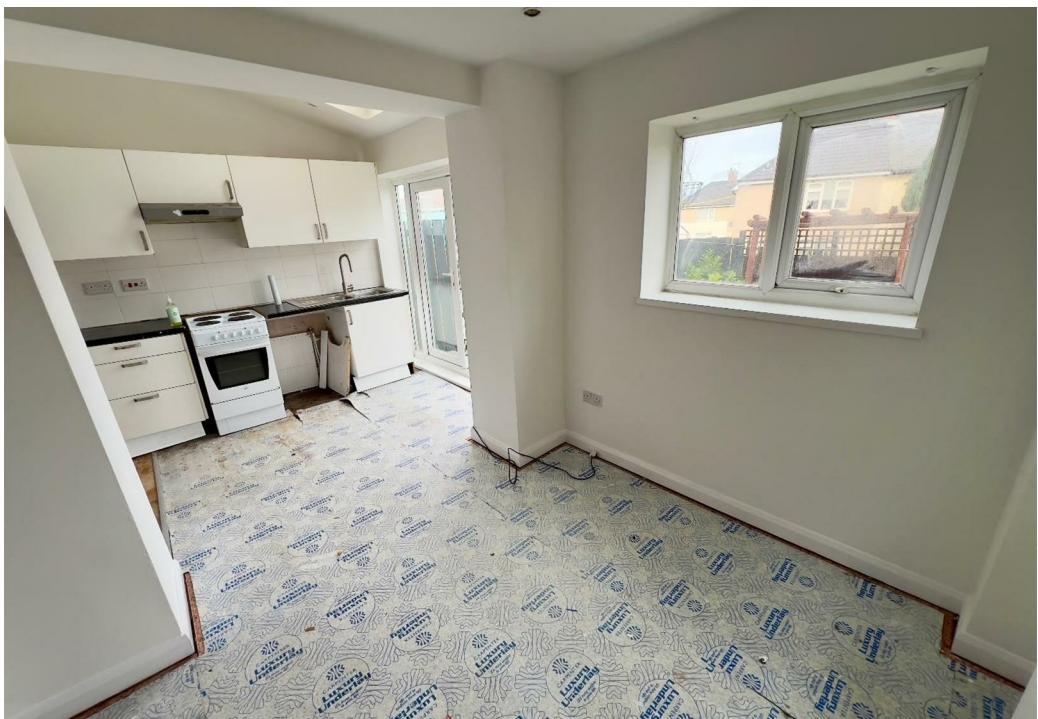
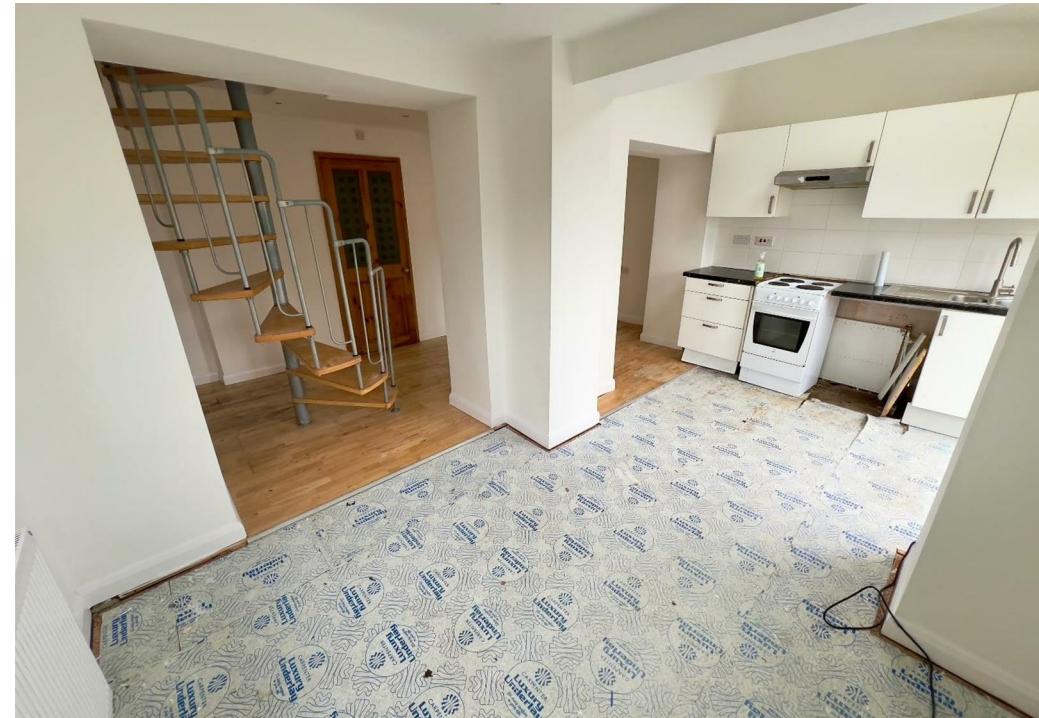
Outside the property has front garden with hard standing which offers potential for off street parking. The rear garden is enclosed with patio area and access to the lower ground level.

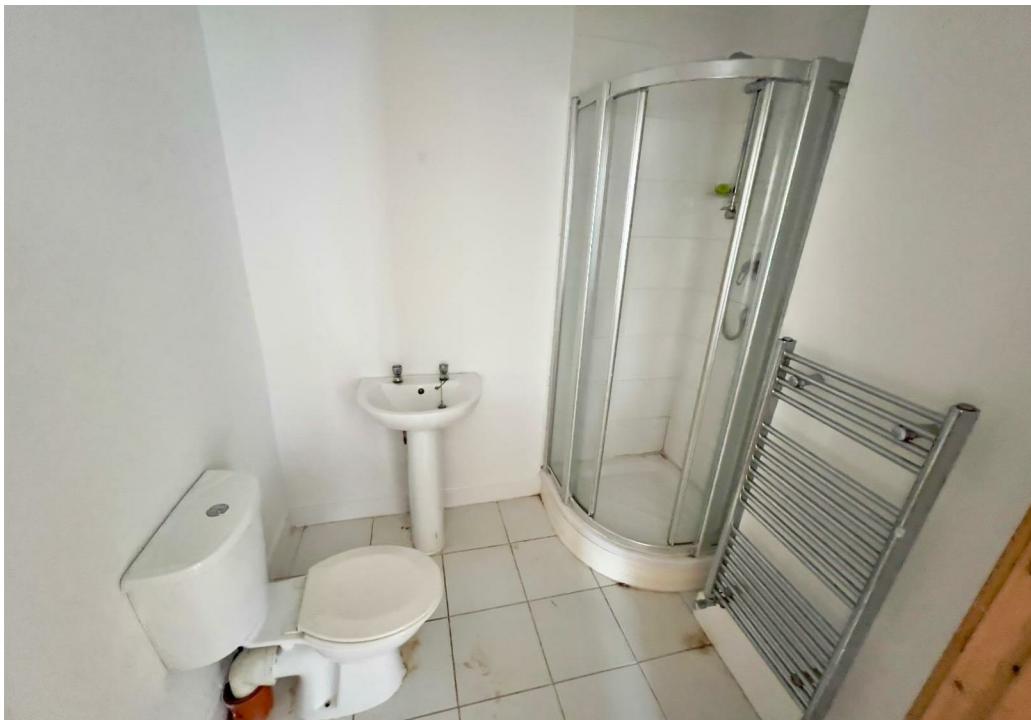
Local Avenue is situated in the semi rural village of Sherburn Hill, which is located approximately 5 miles from Durham City centre, where there are comprehensive shopping, recreational facilities and amenities available. Local shops and amenities are in nearby Sherburn Village. It is also well placed for commuting purposes, being within easy reach of the A690, A19 and the A1(M).











LOWER GROUND FLOOR

Reception Area
16'7 x 5'4 (5.05m x 1.63m)

Kitchen Diner
16'7 x 8'5 (5.05m x 2.57m)

Shower Room/WC

GROUND FLOOR

Hall

Lounge
14'7 x 13'2 (4.45m x 4.01m)

Kitchen
12'3 x 7'6 (3.73m x 2.29m)

Dining Room
9'7 x 7'11 (2.92m x 2.41m)

FIRST FLOOR

Bedroom
14'5 x 10'5 (4.39m x 3.18m)

Bedroom
11'1 x 10'4 (3.38m x 3.15m)

Bathroom/WC

Auction Notes

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 buyer 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.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 30 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1544 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.

Local Avenue

Approximate Gross Internal Area
1201 sq ft - 112 sq m

Energy Efficiency Rating		Current	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		59	79
EU Directive 2002/91/EC			



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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