



St. Marys Close, Shincliffe, DH1 2ND
3 Bed - House - Semi-Detached
Starting Bid £235,000

ROBINSONS
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St. Marys Close Shincliffe, DH1 2ND

* Being Auctioned through Robinsons in connection with the Great North Property Auction * Start bids welcome from £235,000 * Buyers Premium applies please see full details for information **

* NO CHAIN * EXTENDED * FANTASTIC LOCATION * NICE OUTLOOK * PRIVATE REAR GARDEN * RARELY AVAILABLE *

Offered to the market with the benefit of NO ONWARD CHAIN is this ideally located, rarely available, and extended three bedroom semi-detached home with private rear garden.

The property has a floorplan comprising of: entrance porch, inner lobby, huge extended living space, separate dining room, kitchen, downstairs WC and shower room.

To the first floor there are three bedrooms, a bathroom, and separate WC.

To the front external is a small garden, shared driveway leading to parking/detached garage with 2 outhouses, and to the rear is a large, predominantly laid to lawn garden with private aspect.

Shincliffe Village is a highly regarded and sought after location, providing a peaceful setting whilst being on the doorstep to the City centre. It is within easy reach of the city and major road links like the A1(M) & A19 north and south.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.

Local amenities in the village include the well regarded Rose Tree and Seven Stars restaurants, a church with a local community centre and a well equipped garden centre.

Early viewing is highly advised.

Council Tax Band: D. Approx. Annual cost £2,203

Freehold.

EPC Rating D











GROUND FLOOR

Porch

Inner Lobby

Lounge

30'6" x 12'1" max (9.3 x 3.7 max)

Downstairs WC / Shower Room

Kitchen

10'2" x 10'2" (3.1 x 3.1)

Dining Room

9'10" x 9'10" (3 x 3)

FIRST FLOOR

Landing

Bedroom

12'1" x 11'9" (3.7 x 3.6)

Bedroom

12'5" x 9'10" (3.8 x 3)

Bedroom

8'10" x 7'10" (2.7 x 2.4)

Bathroom

Separate WC

Nb.

The owner of this property is a family member of an employee of Robinsons.

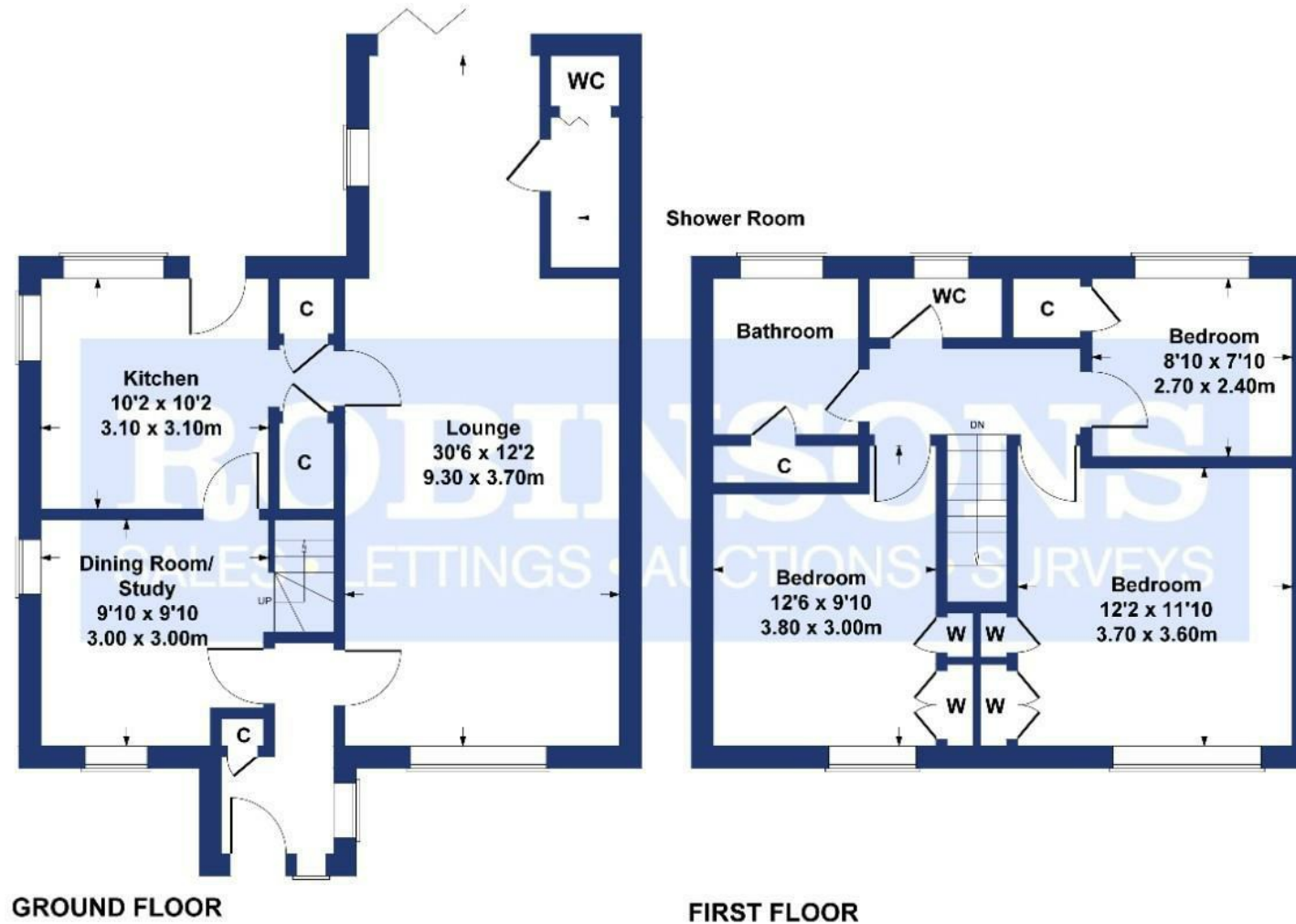
EPC Rating D

Auction Notes

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 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

St. Mary's Close

Approximate Gross Internal Area
1195 sq ft - 111 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. 2022

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		
		EU Directive 2002/91/EC

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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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