



School Avenue, Kelloe, DH6 4NH  
2 Bed - House - Semi-Detached  
Starting Bid £49,950

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\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £49,950  
\* Buyers Premium applies please see full details for information  
\* Investors only, currently let £545 p.c.m.

Located in the semi-rural area of Kelloe, Durham, this spacious 2 bedroom semi detached offers spacious accommodation throughout.

The accommodation consists of: entrance hall that leads to a well-appointed galley kitchen, complete with a utility room for added practicality. The large lounge is a highlight of the home, featuring ample windows that overlook a substantial rear garden, creating a bright and airy atmosphere for relaxation and entertaining.

The first floor boasts two spacious bedrooms, providing plenty of room for family or guests, along with a family bathroom that is fully fitted with a white suite, ensuring both style and functionality.

Externally, the property benefits from off-road parking at the front, a valuable feature in this area, and a large rear garden that could offer a perfect space for outdoor activities or simply enjoying the fresh air.

Kelloe is conveniently located just a few minutes' drive from Coxhoe, where you will find a variety of everyday shops and amenities. For more extensive shopping and recreational options, Durham City Centre is within easy reach. Additionally, the property is well-positioned for commuters, with quick access to the A(177) Highway, connecting you to Sedgfield, Teesside, and Durham, as well as the A1(M) Motorway Interchange at Bowburn.

Although in need of some loving care, combines spacious living with a prime location.

To arrange a viewing please call Robinsons on 0191 3862777

## GROUND FLOOR

### Entrance Hall

### Lounge

16'4" x 10'10" (5.00 x 3.31)

### Kitchen

11'6" x 7'4" (3.53 x 2.24)

### Utility

10'11" x 3'10" (3.33 x 1.19)

## FIRST FLOOR

### Landing

### Bedroom 1

12'2" x 11'5" (3.71 x 3.50)

### Bedroom 2

12'7" x 8'11" (3.84 x 2.74)

### Bathroom

## EXTERNAL

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 51 Mbps,

Mobile Signal/Coverage: Average

Tenure Freehold

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

£1701pa

Energy Rating: C

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

## 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 £349.00 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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	61
(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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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.

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