

Roundhaven, Farewell Hall, DH1 3TX
5 Bed - House - Detached
Starting Bid £370,000

ROBINSONS
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Roundhaven
Farewell Hall, DH1 3TX

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £370,000 * Buyers Premium applies please see full details for information *

** No Chain ** Highly Regarded Location ** Spacious Detached Home Over Three Floors ** Excellent Further Potential ** Private Rear Garden With Sunny Aspect ** Detached Double Garage & Drive ** Must Be Viewed

Occupying a pleasant position within the prestigious Mount Oswald area of Durham, this impressive five-bedroom detached residence offers an exceptional opportunity to acquire a substantial family home in one of the city's most desirable residential locations.

Beautifully presented throughout, the property offers generous proportions and versatile accommodation arranged over three floors. Whilst already providing an attractive family home, there is considerable potential for further enhancement and personalisation.

The ground floor comprises a welcoming entrance hallway, cloakroom/WC, useful storage and a spacious lounge with French doors opening onto the rear garden. A separate dining room leads through to a well-appointed kitchen featuring fitted units, stylish work surfaces and integrated appliances, complemented by an adjoining utility room/WC.

The first floor provides a generous principal bedroom with en suite shower room, two further bedrooms and a family bathroom. Two additional spacious bedrooms occupy the second floor, offering excellent flexibility for family living, guests or home working.

Externally, the property benefits from front and rear gardens, driveway parking and double garage. The established rear garden enjoys a particularly pleasant, sunny and private aspect, providing an attractive setting for outdoor entertaining and relaxation.

Mount Oswald is one of Durham's most sought-after residential locations, conveniently situated for the historic city centre, Durham University, excellent schools and transport connections, including the A167 and A1(M














WELCOME

















Agents Notes
Council Tax: Durham County Council, Band G - Approx. £4370p.a
Tenure: Freehold
Estate Management Charge – None that we are aware of.
Property Construction – Standard.
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known.
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

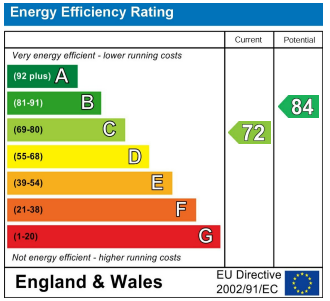
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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.



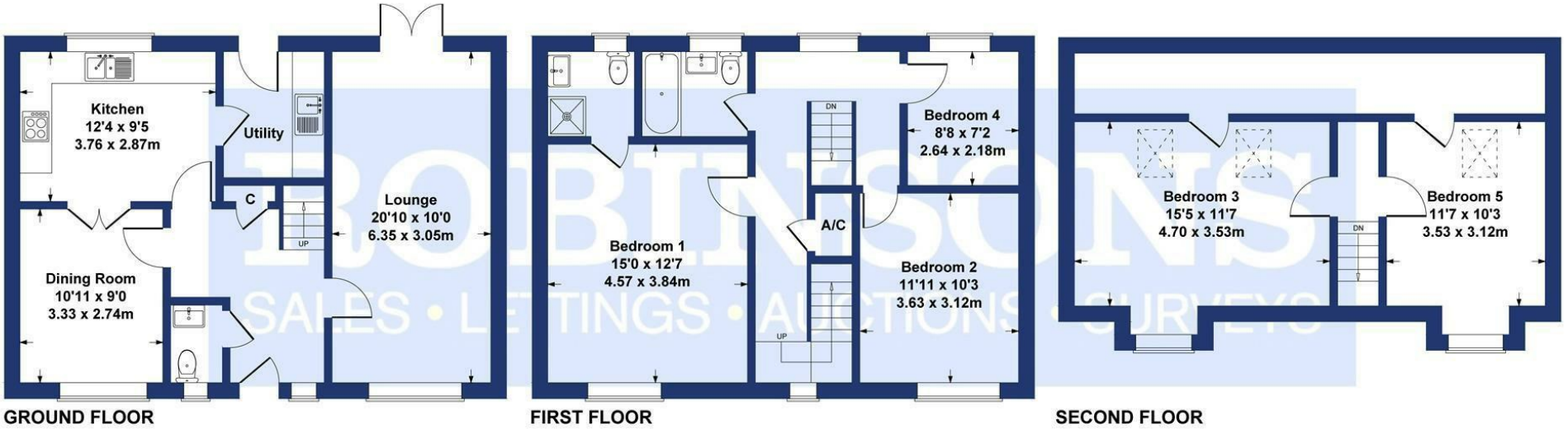






Roundhaven

Approximate Gross Internal Area
1724 sq ft - 160 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND 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. 2023

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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