



Windsor Terrace South, Murton, SR7 9BL
2 Bed - House - Terraced
Starting Bid £39,999

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* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £39,999
 * Buyers Premium applies please see full details for information
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** No Upper Chain ** Good Potential ** Good Amenities & Road Links ** Short Drive to Coastline ** Ideal Starter or Buy-to-Let Property ** Double Glazing & GCH **

The floor plan comprises: entrance porch, lounge, dining room, kitchen, bathroom/WC, rear porch. The first floor has two double bedrooms. Outside are front and rear courtyard gardens.

Murton, located near Seaham in County Durham, is a charming village that offers a blend of peaceful countryside living and convenient access to amenities. Its strategic location makes it a great choice for those seeking a balance between rural tranquillity and urban connectivity. The village benefits from excellent transport links, making it an attractive option for commuters and travellers alike. The A19 is just a short drive away, providing easy access to Sunderland, Durham, and Newcastle, all within a 20–30-minute drive. Regular bus services connect Murton to nearby towns and cities, including Seaham and Peterlee, while Seaham Railway Station, located about three miles away, offers direct rail services to Newcastle, Middlesbrough, and other key destinations. For longer journeys, Newcastle International Airport is accessible within approximately 40 minutes by car, providing both domestic and international flights.

Murton is home to Dalton Park, the largest outlet shopping and leisure destination in the region, offering a variety of shops, restaurants, and a cinema. The village also boasts local shops, schools, and healthcare facilities, ensuring residents have all they need within close reach. Seaham's stunning coastline, with its picturesque beaches and vibrant marina, is a short drive away, perfect for leisurely weekends. The village has a friendly and welcoming community, with local clubs and pubs.

GROUND FLOOR

Porch

Lounge

12'10 x 12'03 (3.91m x 3.73m)

Dining Room

8'10 x 8'06 (2.69m x 2.59m)

Kitchen

22'02 x 4'04 (6.76m x 1.32m)

Bathroom/WC

8'10 x 3'10 (2.69m x 1.17m)

Porch

FIRST FLOOR

Bedroom

12'11 x 8'10 (3.94m x 2.69m)

Bedroom

12'09 x 9'0 (3.89m x 2.74m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

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.



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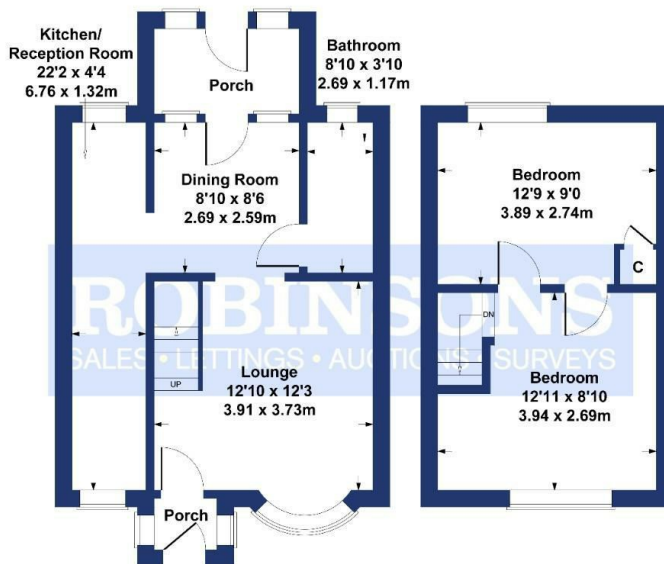
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Windsor Terrace South

Approximate Gross Internal Area
723 sq ft - 67 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-120	B		
85-105	C		
65-85	D		
45-65	E		
25-45	F		
5-25	G		
Not energy efficient - higher running costs			
		61	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-110	B		
89-101	C		
75-89	D		
59-75	E		
41-59	F		
21-41	G		
Not environmentally friendly - higher CO ₂ emissions			

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DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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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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1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk