





**St. Albans Terrace, Trimdon Grange, TS29 6HB**

**2 Bed - House - Terraced**

**Starting Bid £35,000**

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**** FOR SALE VIA MODERN AUCTION****

We are delighted to offer to the market with no onward chain; this deceptively spacious terraced house with two double bedrooms pleasantly positioned on St. Albans Terrace, within the popular residential location of Trimdon Grange. This is an excellent opportunity for clients seeking a property which they can 'put their own stamp' on. Having easy access to all of the immediate amenities offered in & around Trimdon itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance lobby through to a lovely lounge (measuring 13ft approximately) with window to front elevation, separate dining room, kitchen with a range of fitted wall & base units, rear lobby with access to the rear yard & re-fitted shower room. The first floor landing boasts two double bedrooms. Externally, the property enjoys an enclosed garden to the front & an enclosed yard to rear. We thoroughly recommend full internal inspection in order to fully appreciate the size, layout & potential of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

**ENTRANCE LOBBY**

**LOUNGE**
13'10 x 11'11 (4.22m x 3.63m)

**DINING ROOM**
15'0 x 8'9 (4.57m x 2.67m)

**KITCHEN**
6'3 x 6'2 (1.91m x 1.88m)

**REAR LOBBY**

**SHOWER ROOM**
6'2 x 5'4 (1.88m x 1.63m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**
11'10 x 10'5 (3.61m x 3.18m)

**BEDROOM TWO**
15'2 x 10'9 (4.62m x 3.28m)

**EXTERNALLY**

**AUCTIONEERS COMMENTS**
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 winning bidder 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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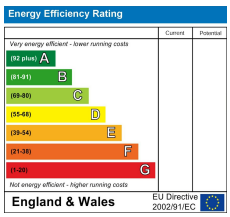


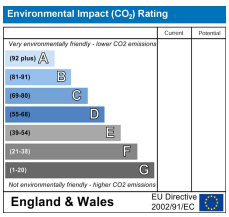



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RICS

ARLA Association of Residential Letting Agents

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