



**Moneys Buildings, West Cornforth, DL17
9JG
2 Bed - House - End Terrace
Starting Bid £39,999**

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

It is with pleasure that we offer to the market with no onward, chain this deceptively spacious end-terraced house with two double bedrooms on Moneys Buildings, within the popular, family orientated location of West Cornforth. This well proportioned residence has been a loving home for many years & whilst it does require internal modernisation throughout, is the perfect purchase for buy-to-let investors, first time buyers or those looking to 'put their own stamp' on a property of their own. Having easy access to all of the local amenities offered in the area itself, the property is a short drive to both Sedgfield & Spennymoor, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a 'Baxi' combi boiler & double glazing throughout. In brief, the property itself comprises: Welcoming entrance lobby with stairs to the first floor, spacious lounge (measuring 15ft x 14ft approximately) with window to front elevation, kitchen with a range of fitted wall & base units & access to a separate utility room. The first floor landing boasts two double bedrooms & family bathroom with three piece suite. Externally, the property enjoys a good sized, enclosed yard to rear with outhouses whilst to the side elevation, there is a larger than average garden area. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & potential of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE LOBBY

LOUNGE
15'5 x 14'3 (4.70m x 4.34m)

KITCHEN
12'8 x 7'8 (3.86m x 2.34m)

UTILITY
7'9 x 5'10 (2.36m x 1.78m)

FIRST FLOOR LANDING

MASTER BEDROOM
15'2 x 11'3 (4.62m x 3.43m)

BEDROOM TWO
11'7 x 10'6 (3.53m x 3.20m)

BATHROOM
7'1 x 6'10 (2.16m x 2.08m)

EXTERNALLY**AUCTIONEERS 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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

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.



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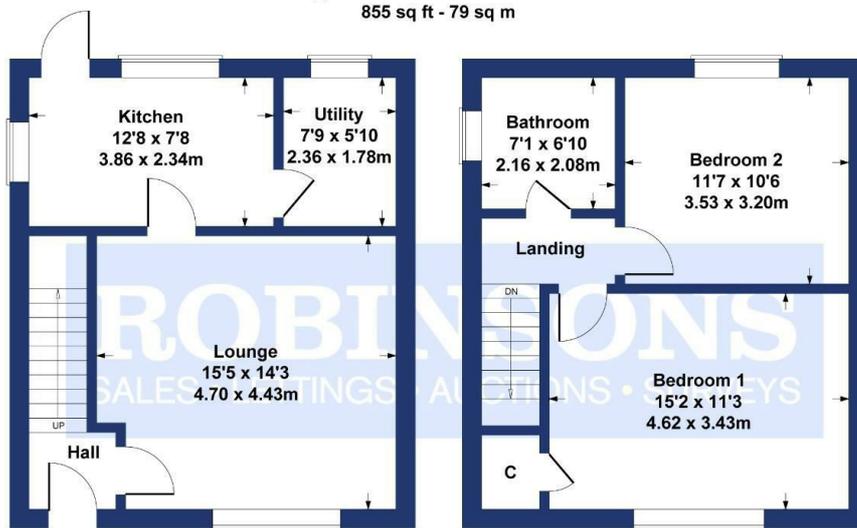
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Moneys Buildings, West Cornforth, DL17 9JG

Approximate Gross Internal Area
855 sq ft - 79 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
92-88	C		
82-65	D		
69-54	E		
55-48	F		
45-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
75-64	D		
59-54	E		
41-31	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			
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.

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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