

Cleveland View, Fishburn, TS21 4BZ
2 Bed - House - Terraced
Starting Bid £39,999

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

We are delighted to offer to the market with no onward chain; this impressive terraced house with two double bedrooms on Cleveland View, within the popular, residential location of Fishburn. The property has been a loving home for many years & whilst elements of the property have undergone recent work which include a part re-fitted kitchen & bathroom, this would be the ideal purchase for buy-to-let investors or first time buyers. Having easy access to all of the local amenities offered in & around the immediate area itself, the property is a short drive into the neighbouring village of Sedgfield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, the property comprises: Welcoming entrance lobby with stairs to the first floor, a lovely open-plan lounge/dining area with windows to both front & rear elevation, kitchen with a range of fitted wall & base units & access to rear. The first floor landing boasts two double bedrooms & the family bathroom. Externally, the property enjoys an enclosed garden to the front whilst an enclosed yard is situated to the rear. We thoroughly encourage full internal viewing in order to fully appreciate the size, style, layout & potential of this impressive property for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: A

ENTRANCE PORCH

ENTRANCE LOBBY

LOUNGE
12'11 x 11'1 (3.94m x 3.38m)

DINING ROOM
14'1 x 8'8 (4.29m x 2.64m)

KITCHEN
14'10 x 7'0 (4.52m x 2.13m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'11 x 11'1 (3.94m x 3.38m)

BEDROOM TWO
8'8 x 8'0 (2.64m x 2.44m)

BATHROOM
5'8 x 5'7 (1.73m x 1.70m)

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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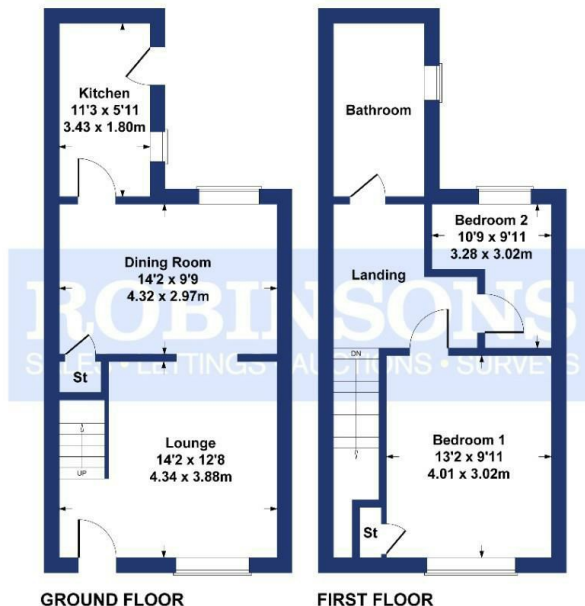
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cleveland View, Fishburn, TS21 4BZ

Approximate Gross Internal Area
786 sq ft - 73 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		
105-120	B		
85-105	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs			
England & Wales		62	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-110	B		
81-101	C		
61-81	D		
41-61	E		
21-41	F		
1-21	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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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