



South Street, Spennymoor, DL16 7TT
3 Bed - House - Terraced
Starting Bid £40,000

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For sale by Modern Method of Auction: Starting Bid Price
£40,000 Plus Reservation Fee
Auction ends: 30th April @ 11.30am

We offer to the market for sale by AUCTION this spacious THREE BEDROOM MID TERRACE HOUSE. The property is located within easy walking distance of Spennymoor Town Centre providing a range of local amenities and leisure facilities. Local schools and bus routes are also close by. In our opinion the property would be ideal for an ideal investment opportunity. The property enjoys the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.

In brief the property comprises of; entrance hallway, lounge, separate dining room, fitted kitchen, to the first floor is three bedrooms and family bathroom. Externally to the rear is an easy to maintain yard.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.
* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price
* Reservation Fees Applicable * The Modern Method of Auction

EPC Rating TBC
Council Tax Band A

Hallway

Wood effect flooring, radiator, stairs to the first floor.

Lounge

13'4 x 11'3 max points (4.06m x 3.43m max points)
Wood effect flooring, radiator, window.

Dining Room

14'9 x 12'2 max points (4.50m x 3.71m max points)
Radiator, uPVC window.

Kitchen

12'0 x 6'3 (3.66m x 1.91m)
Wall and base units, space for fridge freezer, electric cooker point, stainless steel sink with drainer, plumbed for washing machine, uPVC window, radiator, access to the rear.

Landing

Loft access.

Bedroom One

11'7 x 9'5 max points (3.53m x 2.87m max points)
Radiator, window, airing cupboard.

Bedroom Two

13'4 x 8'5 max points (4.06m x 2.57m max points)
Storage cupboard, radiator, window.

Bedroom Three

13'4 x 6'1 (4.06m x 1.85m)
Radiator, window.

Bathroom

Panelled bath with shower over, wash hand basin, radiator, window, tied surround.

Separate w/c

W/C, window.

Externally

To the rear, there is an enclosed yard and useful storage shed.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 9000Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx.
£1,627.87 p.a
Energy Rating: TBC

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.

Auctioneers Terms/Conditions

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 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 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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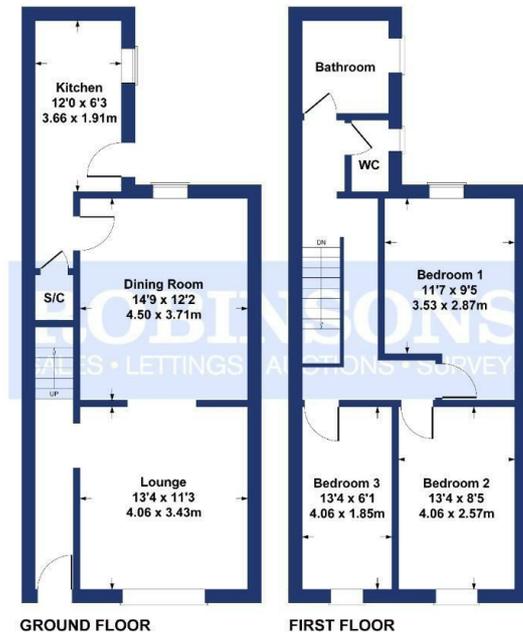
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South Street
Approximate Gross Internal Area
1044 sq ft - 97 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		
B			
C			
D			
E			
F			
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		
B			
C			
D			
E			
F			
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.

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