





Clyde Terrace, Spennymoor, DL16 7SH
3 Bed - House - Mid Terrace
Starting Bid £67,500

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For sale by modern auction, starting price £72,500 plus reservation fee.

Robinsons are delighted to offer to the market this SPACIOUS THREE BEDROOM TERRACED FAMILY HOME which is located on popular Clyde Terrace, only a stones throw away from local shops, schools and bus services and only a short walk from Spennymoor town centre where there are a wider range of shopping and leisure facilities. This lovely home has an endless amount of benefits and some of its keys features are, no onward chain, spacious lounge, separate dining room, large carport UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. In our opinion the property would be suitable for a variety of purchasers including the growing family and first time buyers.

The property briefly comprises of: ENTRANCE VESTIBULE, HALLWAY, SPACIOUS LOUNGE, SEPARATE DINING ROOM, WHITE FITTED KITCHEN completes the ground floor. Whilst to the first floor THREE WELL PROPORTIONED BEDROOMS and large bathroom. Externally the property enjoys front forecourt garden and ENCLOSED YARD to the rear which gives access to the rear carport. EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT. In more detail the accommodation comprises of

EPC Rating TBC
Council Tax Band A

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

Vestibule
Tiled flooring, Access to hallway

Hallway
Stairs to first floor and storage cupboard.

Lounge
Large Upvc bay window and radiator.

Dining room
Upvc Window and Radiator.

Kitchen
White wall and base units, sink with mixer tap and drainer, gas cooker point, tiled flooring, tiled splash, space for under counter fridge, Upvc window, radiator and space for small dining room table.

Utility Room
Plumbed for washing machine, radiator and Upvc window.

Ground Floor W/C
` (`)
W/C

Landing
Loft Access and fitted wardrobes,

Bedroom One
fitted wardrobes, Upvc bay window, radiator.

Bedroom Two
fitted wardrobes, Upvc window, radiator.

Bedroom Three
Upvc window, radiator.

Bathroom
Panelled bath, separate shower cubicle, wash hand basin, W/C, airing cupboard, storage cupboards, Upvc window, radiator.

W/C
W/C, Upvc window

Externally
To the front elevation is a easy to maintain forecourt, while to the rear there is a enclosed yard and large carport.

Auction Terms and 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 £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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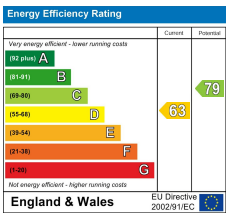

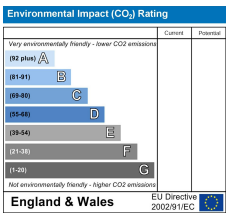



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