



Tudhoe Village, Spennymoor, DL16 6LG
4 Bed - House - Detached
Starting Bid £350,000

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Tudhoe Village

Spennymoor, DL16 6LG

For sale by Modern Method of Auction starting bid £350,000 Plus Reservation Fee

Robinsons are delighted to offer to the market for sale by auction, this fantastic four bedroom family home, which is located within this sought after village of Tudhoe, offered to the market with no onward chain. Tudhoe Village is an extremely popular and picturesque village based around a historic village green. Cut off from the hustle and bustle of everyday life, by farms and fields surrounding it, yet only a short travelling distance from Durham City. The pretty village has an array of property designs along with a quaint stone built village pub 'The Green Tree' which comes highly recommended and adds to the community spirit of the village. The property is also close to local, schools and amenities, ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

This beautiful and spacious family home has an endless about of benefits and some of key features are; spacious lounge, separate dining room, modern kitchen, ground floor W/C / shower room, double garage, four bedrooms all which have fitted wardrobes and the property is sat on a large plot. Homes in this area rarely come to the market and giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance porch, hallway, ground floor shower room/WC, lounge, separate dining room, large kitchen, conservatory. To the first floor is four good sized bedrooms and family bathroom. Externally the property sits on wonderful site with large driveway which leads to a double garage and large gardens to the front and side which wraps around to the rear patio.

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 Mod











Porch

Access to the hallway.

Hallway

UPVC window, radiator, original parkay flooring, stairs to the first floor.

W/C / Shower Room

8'8 x 6'4 max points (2.64m x 1.93m max points)

Shower cubicle, wash hand basin, storage cupboard, w/c, uPVC widow, chrome towel radiator.

Lounge

18'7 x 11'8 (5.66m x 3.56m)

UPVC windows, radiator, feature fire and surround.

Dining Room

11'6 x 11'6 (3.51m x 3.51m)

UPVC window.

Kitchen

14'7 x 9'7 max points (4.45m x 2.92m max points)

White wall and base units, integrated double oven, hob, extractor fan, dishwasher, microwave, washing machine, uPVC window, stainless steel sink with mixer tap, tiled flooring, access to the conservatory.

Conservatory

15'1 x 6'1 (4.60m x 1.85m)

UPVC windows, radiator, tiled flooring, access to the garage and rear garden.

Landing

UPVC window, radiator, airing cupboard, storage cupboard.

Bedroom One

13'9 x 9'7 (4.19m x 2.92m)

UPVC window, radiator, fitted wardrobes, pleasant outlook.

Bedroom Two

11'0 x 9'6 (3.35m x 2.90m)

UPVC window, radiator, fitted wardrobes, pleasant outlook.

Bedroom Three

12'0 x 7'6 (3.66m x 2.29m)

UPVC window, radiator, fitted wardrobes, pleasant outlook.

Bedroom Four

10'8 x 6'4 (3.25m x 1.93m)

UPVC window, radiator, fitted wardrobes.

Bathroom

7'3 x 6'3 (2.21m x 1.91m)

Panelled bath with shower over, wash hand basin, w/c, uPVC window, radiator, tiled splashbacks.

Externally

To the front elevation, there is a large driveway leading to a double garage. Also to the front is a lovely garden and to the side of the property there is another large garden, which wraps around to the rear. To the rear, there is a patio which is easy to maintain.

Double Garage

17'9 x 15'4 (5.41m x 4.67m)

Electric door, lighting, power, wall and base units.

Auctioneers Terms/Conditions

AUCTION ENDS- 30th October 2023 at 1pm

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.

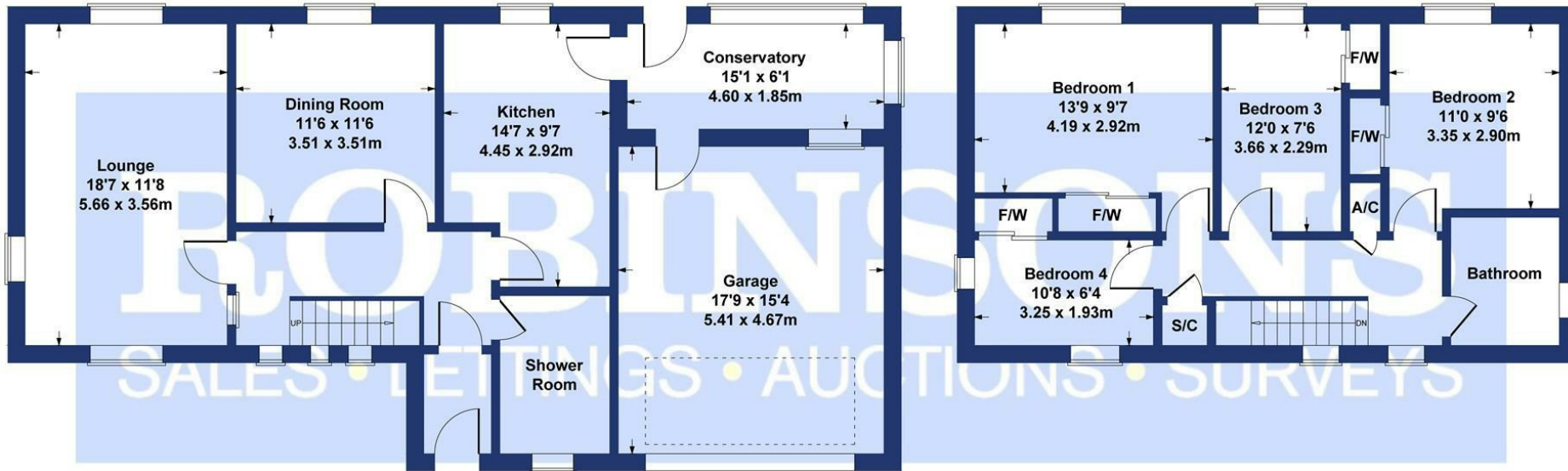
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

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.

Tudhoe Village
Approximate Gross Internal Area
1715 sq ft - 159 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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