



New Row, Page Bank, DL16 7RF  
4 Bed - House - End Terrace  
Starting Bid £210,000

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## New Row Page Bank, DL16 7RF

For sale by Modern Method of Auction starting bid £210,000 Plus Reservation Fee

Robinsons are delighted to offer to the market this once in a life time opportunity to acquire this lovely four bedroom end of terrace cottage, which was originally two properties and cleverly converted a number of years ago, is located in beautiful Page Bank. Sought after semi rural location with stunning countryside views to both the front and rear, the property enjoys a superb tranquil setting in a small hamlet close to Whitworth Hall and is only a short drive from Spennymoor Town centre where a wide range of amenities can be found, including fantastic schooling. Ideally located for the commuter to travel to Durham City which is approximately 7.5 miles away. In brief the property comprises ENTRANCE HALLWAY, GROUND FLOOR WC, GOOD SIZED LOUNGE with stunning views, SEPARATE DINING ROOM, LARGE MODERN KITCHEN, ORANGERY. To the first floor is a large landing area and gives access to THREE GOOD SIZED BEDROOMS and TWO BATHROOMS. To the second floor is the FOURTH BEDROOM and LARGE LOFT ROOM which could be converted to a fifth bedroom. Externally to front elevation is an easy to maintain GARDEN, to the side of the property there is a large, mature, beautiful garden along with a REAR PATIO AREA. Only a short walk from the side garden is a large plot of land which with the right planning permission could make a perfect house or bungalow. Early viewing is advised to avoid any disappointment.

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

EPC Rating F  
Council Tax Band C



















#### Hallway

Radiator, access to the lounge.

#### W/C

W/C, wash hand basin, uPVC window.

#### Lounge

23'2 x 14'3 (7.06m x 4.34m)

Soil fire heating, uPVC window with stunning views, radiator, sliding uPVC doors leading out.

#### Dining Room

14'0 x 13'9 (4.27m x 4.19m)

Quality flooring, stunning open fire, radiator, uPVC window, stunning views, stairs to the first floor.

#### Kitchen

17'8 x 17'0 max points (5.38m x 5.18m max points)

Modern wall and base units, integrated double oven, hob, extractor fan, dishwasher, plate warmer, uPVC window, spotlights, wood effect flooring, feature radiator, pantry.

#### Orangery

16'9 x 11'3 (5.11m x 3.43m)

UPVC window, French doors leading to the rear, access to the property, spotlights.

#### Landing

UPVC windows, radiator, storage cupboard, fitted wardrobes.

#### Bedroom One

12'9 x 10'6 (3.89m x 3.20m)

UPVC window, radiator, stunning views.

#### Bedroom Two

13'9 x 9'1 (4.19m x 2.77m)

UPVC window with stunning views, radiator.

#### Bedroom Three

14'0 x 8'4 (4.27m x 2.54m)

Airing cupboard, uPVC window, radiator.

#### Shower Room

8'8 x 5'7 (2.64m x 1.70m)

Walk in shower cubicle, wash hand basin, w/c, chrome towel radiator, uPVC window, fully tiled.

#### Bathroom

8'7 x 8'8 max points (2.62m x 2.64m max points)

Large white panelled bath, w/c, shower cubicle, bidet, radiator, uPVC window.

#### Second Floor

#### Bedroom Four

17'4 x 16'5 (5.28m x 5.00m )

Velux window, radiator.

#### Loft Room

16'7 x 15'1 (5.05m x 4.60m)

Velux window, two large storage cupboards.

#### Externally

To the front of the property, there is a small garden and to the rear there is a small easy to maintain area. To the side of the property there is a large garden approx 130ft x 55ft with a useful shed. Across the lane, there is another large garden which would be big enough to house another property.

#### 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 4.5% 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		68
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**New Row, Page Bank**  
Approximate Gross Internal Area  
2586 sq ft - 240 sq m



**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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