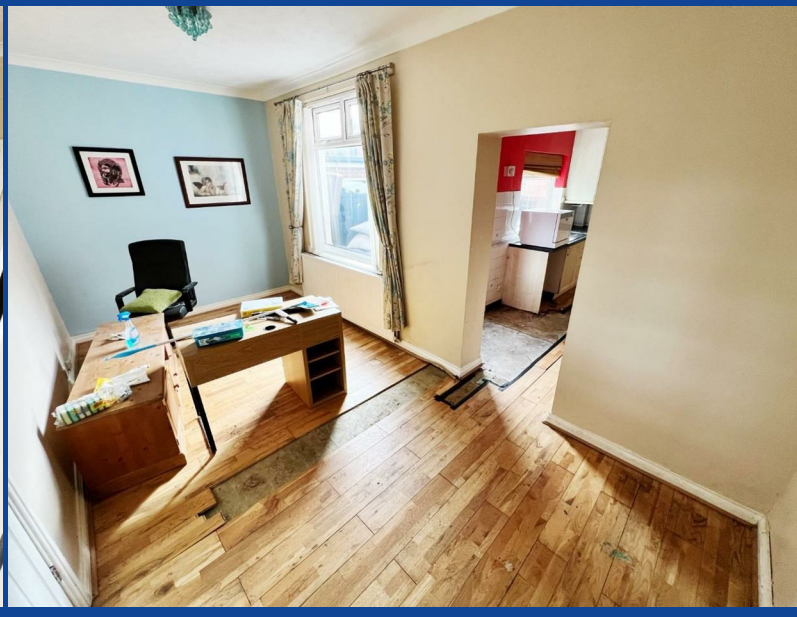






Kitchener Terrace, Ferryhill, DL17 8AX
3 Bed - House - Mid Terrace
Starting Bid £35,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

For sale by modern auction, starting price £45,000 plus reservation fee.

Robinsons are delighted to offer to the sales market, with the benefit of NO FORWARD CHAIN this good sized three bedroom mid terrace house located on a popular street approximately a mile from Ferryhill Town Centre where there are a range of shopping and leisure facilities. The property has an endless amount of benefits and some of its key features are gas central heating, UPVC double glazing, spacious lounge with multi fuel stove and recently fitted roof.

The accommodation briefly comprises: Entrance Hall, spacious Lounge, separate dining room, good sized kitchen, to the first floor is a large landing area which gives access to three good sized bedrooms and wet room / Bathroom

EPC Rating D
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

Hall
Radiator And Stairs to first floor

Lounge
14'1 x 14'1 max points (4.29m x 4.29m max points)
Upvc window, radiator, multi fuel stove with lovely brick surround.

Dining room
17'4 x 8'4 (5.28m x 2.54m)
Upvc window, radiator.

Kitchen
14'3 x 7'7 (4.34m x 2.31m)
Wall and base units, stainless steel sink with mixer tap and drainer, tiled splash backs, electric cooker point, Upvc window, access to rear

Landing
Loft Access

Bedroom One
13'3 x 8'1 (4.04m x 2.46m)
Upvc window, radiator, wood effect flooring.

Bedroom Two
11'4 x 9'1 (3.45m x 2.77m)
Upvc window, radiator

Bedroom Three
11'5 x 8'0 max points (3.48m x 2.44m max points)
Upvc window, radiator

Wet room
14'2 x 7'6 (4.32m x 2.29m)
Shower, wash hand basin, W/C, chrome towel radiator, Upvc window and large storage cupboard.

Externally
To the rear is an enclosed yard.

Auction 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.

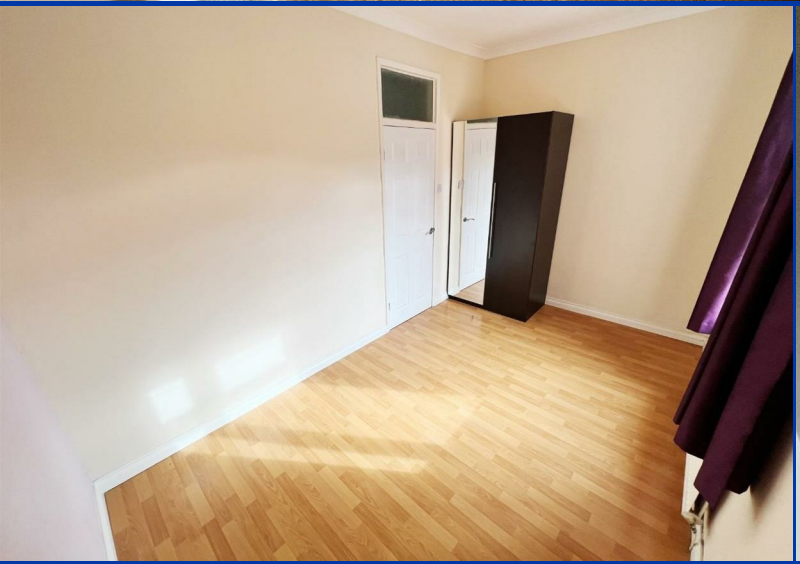
Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 1000Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,708.78 p.a
Energy Rating: D

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.











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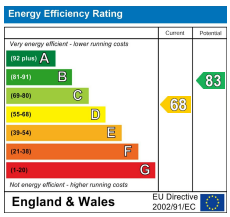
Surveys and EPCs

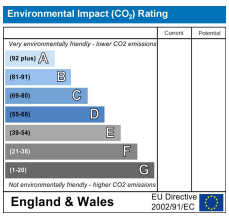
Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager





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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.