

Vine Street, Byers Green, DL16 7NU
2 Bed - House - End Terrace
Starting Bid £45,000

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For sale by Modern Method of Auction: Starting Bid Price
£45,000 Plus Reservation Fee

Robinsons are delighted to offer to the market this large two bedroom terrace family home, this popular residential street is located in the heart of the semi-rural village of Byers Green. The property is sure to appeal to a variety of purchasers including young couples and property investors. Spennymoor town centre lies approximately three miles away with Bishop Auckland and Durham Lying very close by where a wider range of amenities can be found. Again, in our opinion, this would be an ideal purchase for a young couple or property investor.

In brief the property comprises of; entrance hallway, spacious lounge, separate dining room, kitchen, rear lobby and ground floor bathroom, to the first floor is a good sized landing which gives access to two double bedrooms. Externally to the rear is a enclosed yard.

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

Hallway

Radiator, stairs to first floor.

Lounge

11'2 x 11'1 max points (3.40m x 3.38m max points)

UPVC bay window, radiator.

Dining Room

12'8 x 11'5 max points (3.86m x 3.48m max points)

UPVC window, radiator, large storage cupboard.

Kitchen

8'9 x 7'3 (2.67m x 2.21m)

Wall and base units, sink with drainer, uPVC window, radiator, space for fridge freezer, cooker points, plumbed for washing machine.

Rear Lobby

Access to rear.

Bathroom

7'7 x 8'7 (2.31m x 2.62m)

Panelled bath with shower over, wash hand basin, W/C, uPVC window, radiator, extractor fan.

Landing

Loft access.

Bedroom One

15'10 x 11'2 max points (4.83m x 3.40m max points)

UPVC window, radiator, airing cupboard.

Bedroom Two

13'0 x 8'8 max points (3.96m x 2.64m max points)

UPVC window, radiator.

Externally

To the rear there is an enclosed yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 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.

Auction Terms/Conditions

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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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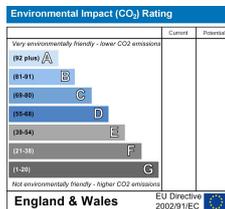
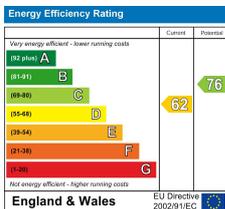
Dedicated Property Manager



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. 2025



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk