



Willow Road, Ferryhill, DL17 8DR
2 Bed - House - Semi-Detached
Starting Bid £65,000

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For sale by modern auction, starting price £65,000 plus reservation fee.

****Auction Ends - 25-07-2025 at 12:30pm****

*** NO FORWARD CHAIN * OFF ROAD PARKING * LARGE GARDEN WITH TIMBER GARAGE/SHED ***

Robinsons have the pleasure of offering to the sales market, with the benefit of NO FORWARD CHAIN this competitively priced two bedroom semi-detached house. The property sits on a generous size plot with off road parking and large rear garden.

The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge, kitchen with a range of wall, base and drawer units with space for appliances and French doors leading to the rear garden. Cloakroom/WC.

To the first floor there are two bedrooms and a re-fitted bathroom with three piece suite including free standing bath.

The front garden is gravelled with flower beds surrounding. At the side of the house there is a driveway which leads to the timber garage/shed. The rear garden is a generous size.

Conveniently located for access to Ferryhill Market Place, local shops and amenities. Ideal for the commuter travelling to nearby Darlington, Durham City and Teesside.

Contact Robinsons for further information and to arrange an internal viewing.

EPC Rating D
Council Tax Band A

[Lounge](#)

[Kitchen](#)

[W/C](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bathroom](#)

[Externally](#)

[Agent Notes](#)

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Super-fast 57Mbps *
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.

Modern Auction

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

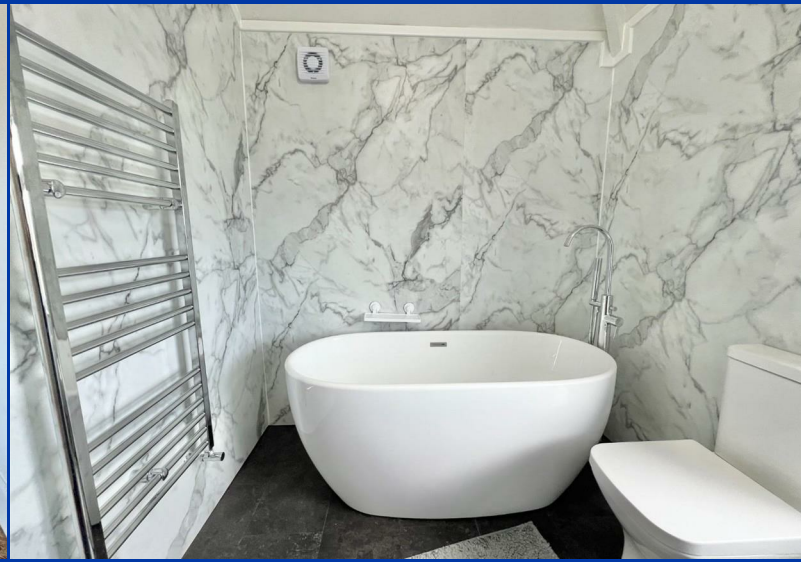
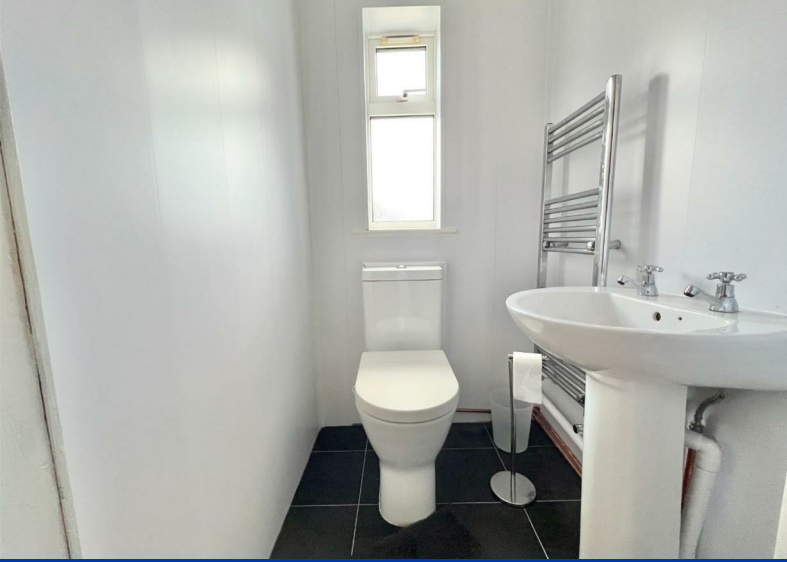
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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Willow Road Ferryhill

Approximate Gross Internal Area

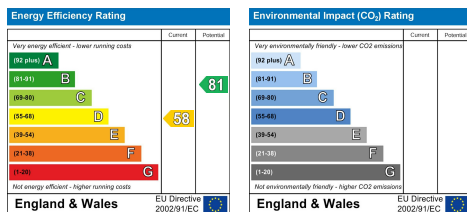
744 sq ft - 69 sq m



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. 2025



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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