



**Villa Street, DL16 7SY**  
**2 Bed - House - Terraced**  
**Starting Bid £49,950**

**ROBINSONS**  
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For sale by Modern Method of Auction: Starting Bid Price £49,950 Plus Reservation Fee  
Auction ends 13th January 2025

Robinsons are delighted to offer for sale this SPACIOUS TWO BEDROOM MID TERRACED family home which must be viewed internally to be fully appreciated. The property is located within easy walking distance of Spennymoor Town Centre providing a range of local amenities and leisure facilities. Local schools and bus routes are also close by. In our opinion the property would be ideal for an ideal first time buyer home, which Benefits from UPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING.

In brief the property comprises of; entrance, spacious lounge, separate dining room, stylish kitchen. To the first floor is a landing area which gives access to two larger than average sized bedrooms and the large shower room completes the first floor. Externally to the front elevation the property has a easy to maintain yard, while to the rear there is a patio area which is not directly over looked. Again early viewing is advised to avoid any disappointment.

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

#### Conservatory/Porch

UPVC windows, access to lounge.

#### Lounge

15'8 x 13'10 (4.78m x 4.22m)

Wood effect flooring, radiator, electric fire and surround, uPVC window.

#### Dining Room

13'5 x 11'10 (4.09m x 3.61m)

UPVC window, radiator, wood effect flooring.

#### Kitchen

11'6 x 6'9 (3.51m x 2.06m)

Wall and base units, stainless steel sink with mixer tap and drainer, electric cooker point, space for fridge freezer, uPVC window, tiled splashbacks, large storage cupboard.

#### Landing

Long landing with loft access via pull down ladder.

#### Bedroom One

14'1 x 12'8 (4.29m x 3.86m)

UPVC window, radiator, pleasant outlook.

#### Bedroom Two

13'6 x 12'6 (4.11m x 3.81m)

UPVC window, radiator, airing cupboard.

#### Shower Room

Large walk in shower, wash hand basin, W/C, uPVC windows, extractor fan.

#### Externally

To the front elevation there is an enclosed yard with a useful store. While to the rear there is an easy to maintain patio/garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A £1,627.87pa

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 and Conditions

##### Auction Terms and 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 £349.00 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 4.50% 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.



