



Siemens Street, DL17 8NF
3 Bed - House - Terraced
Starting Bid £45,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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

Auction ends - 10-01-2025 at 14:30 pm

Attention investors and first time buyers, Robinsons are pleased to offer the market this spacious THREE BEDROOM END TERRACED HOUSE, the property is located on Siemen Street and within WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS and BUS ROUTES, it is only a SHORT DISTANCE to Ferryhill town centre, where there are a WIDER RANGE of SHOPPING and LEISURE FACILITIES. The property is offered with the BENEFIT OF NO ONWARD CHAIN, gas central heating and UPVC windows.

The accommodation briefly comprises: entrance hallway, LOUNGE, separate DINING ROOM, FITTED KITCHEN, to the first floor is three good sized BEDROOMS and family bathroom. Externally, there is an ENCLOSED YARD to the rear. The accommodation in detail comprises of :

EPC Rating tbc
Council Tax Band A

Hallway

Radiator, stairs to first floor.

Lounge

11'6 x 11'7 (3.51m x 3.53m)

UPVC window, radiator, gas fire and surround.

Dining Room

13'8 x 12'0 (4.17m x 3.66m)

UPVC window, radiator, storage cupboard.

Kitchen

12'2 x 6'8 (3.71m x 2.03m)

Wall and base units, sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, gas cooker point, tiled splashbacks, access to rear.

Landing

UPVC window, storage cupboard.

Bedroom One

13'8 x 9'4 max points (4.17m x 2.84m max points)

Fitted wardrobes, radiator, uPVC window.

Bedroom Two

11'8 x 9'3 max points (3.56m x 2.82m max points)

UPVC window, radiator.

Bedroom Three

8'7 x 6'0 (2.62m x 1.83m)

UPVC window, radiator.

Bathroom

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

Externally

To the rear there is an enclosed yard.

Auction Terms/Conditions

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

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 £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.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band TBC - Approx. £TBC p.a

Energy Rating: TBS

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

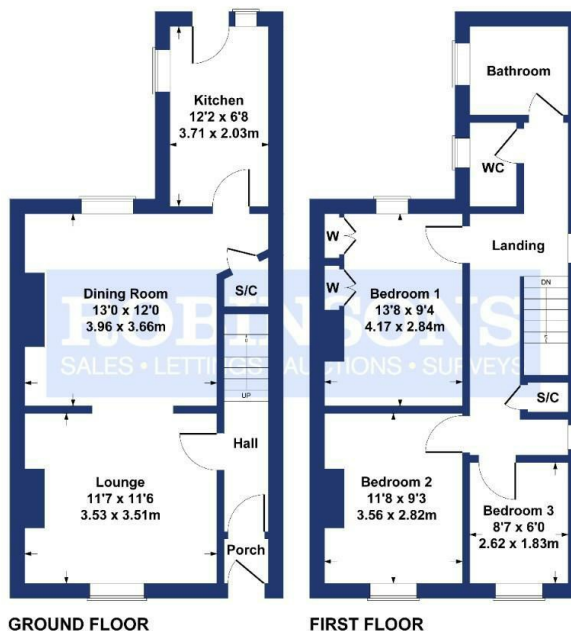
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Siemens Street
Approximate Gross Internal Area
994 sq ft - 92 sq m



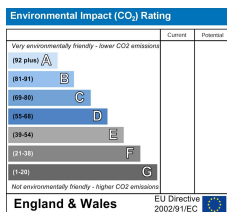
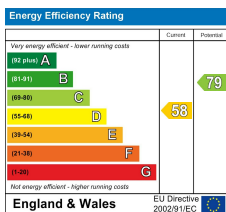
GROUND FLOOR

FIRST FLOOR

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. 2024



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

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.



ROBINSONS
SALES • LETTINGS • AUCTIONS

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