



**St. Andrews Road, DL16 6NE**  
**2 Bed - House - End Terrace**  
**Starting Bid £55,000**

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For sale by Modern Method of Auction: Starting Bid Price  
£55,000 Plus Reservation Fee

A superb opportunity to acquire this TWO BEDROOM END TERRACED HOME which is offered to the market with no onward chain and located in the sought after location of St Andrews Road. Situated approximately only a few minutes' walk from Spennymoor Town Centre, local shops, schools and amenities. Ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. In our opinion the property should suit a variety of purchasers, including the first-time buyer, a small family or property investors.

The property briefly comprises of: ENTRANCE HALL, spacious LOUNGE, kitchen and useful rear lobby. To the first floor is two good sized bedrooms and family Shower. Externally to the front elevation there is a easy to maintain garden, while to the rear there is a easy to maintain forecourt. In more detail the accommodation comprises;

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

EPC Rating  
Council Tax Band

## Hall

Radiator, Stairs to first floor.

## Lounge

12'5 x 12'5 max points (3.78m x 3.78m max points )

Upvc window.

## Kitchen / Diner

15'6 x 8'9 (4.72m x 2.67m)

Wall and base units, gas cooker point, stainless sink with drainer, Upvc window, storage cupboard, space for fridge and freezer, plumbing for washing machine.

## Rear Lobby

Storage cupboard and access to rear.

## Landing

Upvc window, loft access.

## Bedroom one

12'5 x 10'4 (3.78m x 3.15m )

Storage cupboard, Upvc window.

## Bedroom Two

12'5 x 9 (3.78m x 2.74m )

Window.

## Bathroom

Panelled bath, wash hand basin, w/c and window.

## Externally

To the rear there is a easy to maintain garden.

## 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.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## DURHAM

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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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